



**Premier
Properties**
Perth



16 Clyde Place, Perth, PH2 0EZ

Offers Over £299,995

 **4**  **2**  **3**  **D**

The family home features two inviting reception rooms with log burning stoves and a garden room, perfect for entertaining or relaxing with loved ones. The well-appointed kitchen is generously sized and there's a useful WC. To the upper level and accessed from the landing there are four bedrooms and a family bathroom.

Heating is provided via gas central heating and the windows are fully double glazed throughout.

Externally, the fully enclosed rear garden offers a private sanctuary for outdoor activities. The front of the property features a driveway, providing off-street parking for your convenience.

Location: The property is within close proximity to a number of nearby amenities including primary schools, local shop, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can be gained to the M90 motorway via the nearby Edinburgh Road.

- 4 Bedrooms
- Double Glazing
- 3 Public Rooms
- Gas Central Heating
- 2 Log Burners
- Fully Enclosed Rear Garden
- Driveway
- Sought-After Area





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		78		70	
	56			47	
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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