



**Premier  
Properties**  
Perth



**28 Balvaird Avenue, Perth, PH2 6FH**

**£379,950**

 **3**  **2**  **2**  **B**

The property boasts a generously sized lounge, creating an inviting space designed for comfort and everyday living, with a warm and welcoming feel at the heart of the home. The property benefits from a dining room which could also be used as another reception room or play room, an ideal space for larger families. The Kitchen provides ample storage and benefits from its separate utility area.

The property boasts three double bedrooms, one further benefiting from an ensuite. There is a modern bathroom, thoughtfully designed to cater to the needs of a busy household. This practical layout enhances the overall functionality of the home, making it suitable for families or those seeking a peaceful retreat.

Set in a tranquil neighbourhood, the property benefits from a large garden space, perfect for enjoying the outdoors or hosting summer gatherings. The location is well-connected, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a friendly community.

Viewing is recommended, to see what this beautiful home has to offer.

- Detached bungalow
- 3 Double bedrooms
- 2 reception rooms
- Off street parking
- Gas heating
- Large rear garden
- Ideal family home
- Close to local amenities
- Easy access to transport
- Viewing recommended





28 Balvaird Avenue, Scone, PH2 6FH

Total: 1195 sq. Ft. 111 m<sup>2</sup>

Ground Floor: 1195 sq. Ft. 111 m<sup>2</sup>

Excluded Areas: Bay Window: 6 sq. Ft. 1 M<sup>2</sup>, Walls: 84 sq. Ft. 8 m<sup>2</sup>

(All Measurements Are Approximate And For Display Purposes Only)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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