



**Premier
Properties**
Perth



5 David Farquharson Road, Blairgowrie, PH10 6FD Offers Over £229,000

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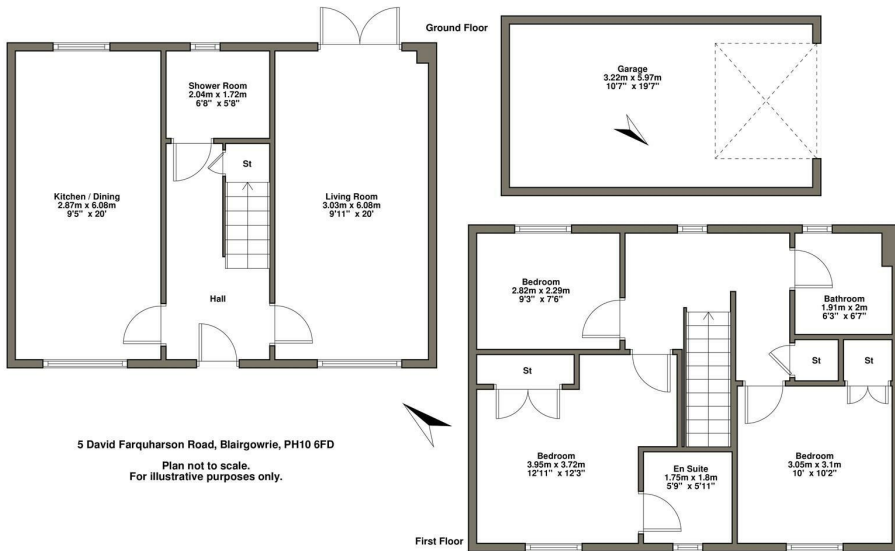
Accommodation comprises: Ground Floor - Hallway, Shower Room, Dining Room/Kitchen and Living Room. First Floor - Landing, Bathroom, 3 Bedrooms (master en suite shower room).

The property benefits from gas central heating and is double glazed throughout.

Externally, the front garden is mainly laid to lawn with a paved pathway to the entrance door. There is a single terraced garage situated approximately 50 yards from the property and is accessed via a footpath or by following David Farquharson Road. The enclosed sunny rear garden is laid to lawn with a large patio area with pergola. Ideal for outdoor entertaining.

- 3 Bedrooms
- Allocated Parking
- Double Glazing
- Gas Central Heating
- Immaculately Presented
- Master ensuite shower room
- Move In Condition
- Private Gardens
- Single Garage





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		91	(92 plus) A
(81-91) B	80		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) 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	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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