



**Premier  
Properties**  
Perth



## Dalriada Graham Court, Perth, PH1 4DS Offers Over £269,950

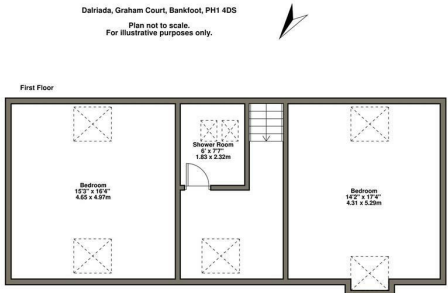
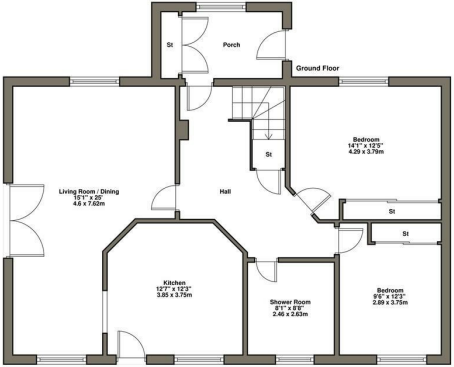
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Accommodation comprises ; GROUND FLOOR: entrance vestibule, hallway, open plan living room/dining room, kitchen, bathroom and two bedrooms. FIRST FLOOR - landing, two bedrooms and shower room.

Externally, there are garden grounds to the front, side and rear with timber decking for outdoor entertaining in the summer months. Off street parking is available to the front of the property.

Location: The charming village of Bankfoot lies approximately 8 miles north of Perth. Within the village there are several amenities including a local supermarket, village inn/restaurant, nursery, primary school and regular bus service. Road links give easy access to Perth and the A9 dual-carriageway.

- 4 Bedrooms
- Double Glazing
- Driveway
- Oil Heating
- Private Garden
- Village Location



Energy Efficiency Rating	
Current	Potential
68	81

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
61	75

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

Scotland EU Directive 2002/91/EC



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