



**Premier
Properties**
Perth



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

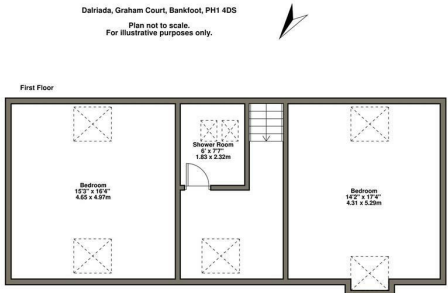
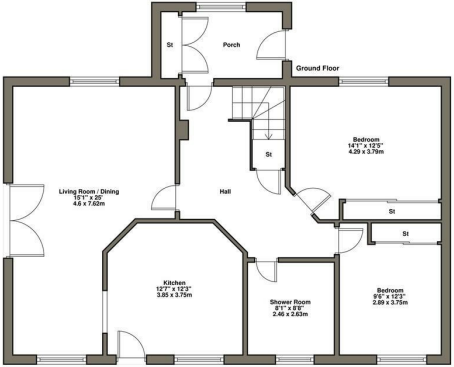
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Accommodation comprises ; GROUND FLOOR: entrance vestibule, hallway, open plan living room/dining room, kitchen, bathroom and two bedrooms. FIRST FLOOR - landing, two bedrooms and shower room.

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

Environmental Impact (CO ₂) Rating	
Current	Potential
61	75



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.