



**Premier  
Properties**  
Perth



## 10 Burghmuir Road, Perth, PH1 1LS Offers Over £279,950

 4  1  nu  D

Burghmuir Road is conveniently located, easily linking Oakbank and the City Centre via regular bus routes. Additional travel links are available at the nearby Broxden and Crieff Road roundabouts. The property is within walking distance to the popular primary & Secondary schools and nearby amenities including a local supermarket.

Ideal for a wide range of purchasers, the accommodation is set over two levels comprising :  
Ground Floor - entrance hall, lounge, family room, kitchen, utility room, two bedrooms and toilet. First Floor - landing, two bedrooms and bathroom with WC.

The property benefits from electric night storage heaters and double glazing throughout.

To the front there is off street parking for several cars and to the rear there is a large private garden mainly laid to lawn with a decking area to enjoy the summer months.

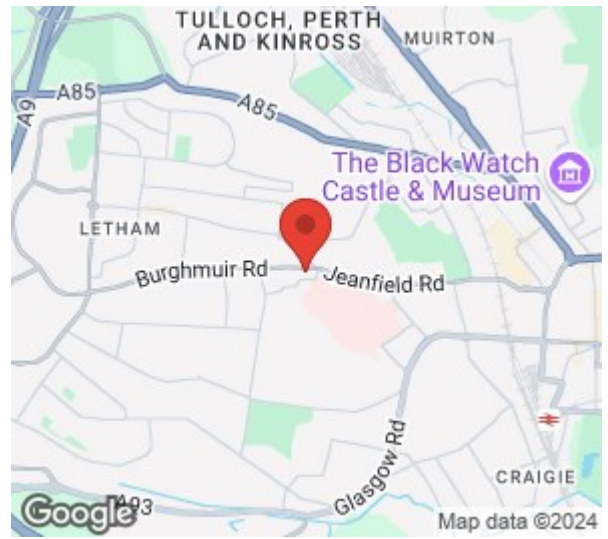
Viewing is a must to appreciate the accommodation on offer.

- 4 Bedrooms
- Decking Area
- Double Glazing
- Driveway
- Electric Storage Heating
- Move In Condition
- Private Rear Garden
- Sought After Location





10 Burghmuir Road, Perth PH1 1LS  
 TOTAL: 1488 sq. ft., 138 sq. m.  
 FLOOR 1: 974 sq. ft., 90 m<sup>2</sup>, FLOOR 2: 514 sq. ft., 48 m<sup>2</sup>  
 EXCLUDED AREAS: DECK: 188 sq. ft., 17 m<sup>2</sup>, PORCH: 49 sq. ft., 5 m<sup>2</sup>, FIREPLACE: 5 sq. ft., 0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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



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.