



**Premier  
Properties**  
Perth



**49 Lynedoch Road, Perth, PH2 6RJ**

**Offers Over £295,000**

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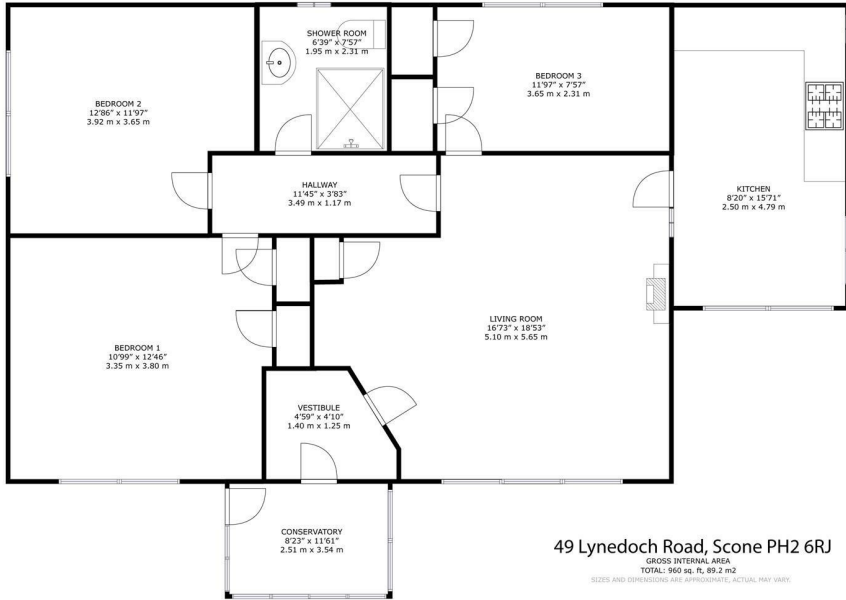
Within walking distance there are a wide range of local amenities including independent shops, post office, library, doctors surgery, bars and restaurants. The Robert Douglas Memorial School with its excellent reputation, and parklands are also close by. Perth city centre only 3 miles away offers a wider range of business, shopping and leisure facilities including the Concert Hall and an ample choice of restaurants and bars, all within pleasant walking distance. There is also a frequent bus service including the 'Park & Ride' service linking Scone to Perth and beyond. Access to the outer-ring motorway network is just a short drive away offering easy commuting to all major cities and airports in the central belt, and north.

The property would benefit from modernisation throughout and comprises of ; GROUND FLOOR - entrance sun porch and vestibule, living room with bedroom/dining room off, kitchen, two bedrooms and a shower room (with wc).

Externally this property enjoys large, private garden grounds. There is a generous tarmac driveway with parking for several vehicles.

- 3 Bedrooms
- Desirable Area
- Double Glazing
- Driveway
- Gas Central Heating
- Large Garden Grounds
- Private Location
- Sought After Location
- Village Location





| 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) <b>A</b>                          |                         | <b>82</b>                                      | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            | <b>66</b>               |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (38-54) <b>E</b>                            |                         |  | (38-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |  | <b>Scotland</b>   |
|   |                         |  | EU Directive 2002/91/EC   |



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