



**Premier
Properties**
Perth



49 Lynedoch Road, Perth, PH2 6RJ

Offers Over £295,000

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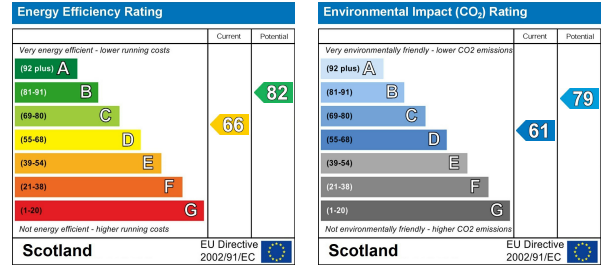
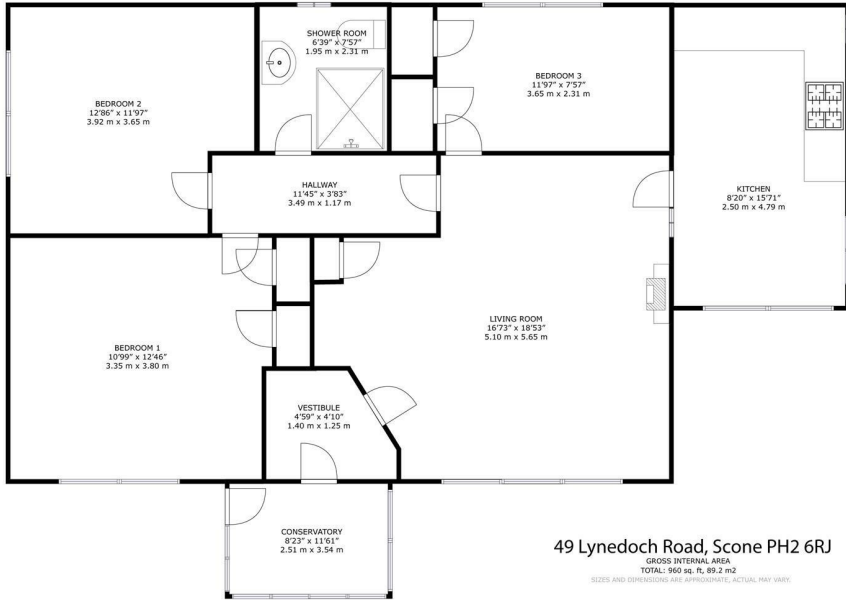
Within walking distance there are a wide range of local amenities including independent shops, post office, library, doctors surgery, bars and restaurants. The Robert Douglas Memorial School with its excellent reputation, and parklands are also close by. Perth city centre only 3 miles away offers a wider 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





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.