



**Premier
Properties**
Perth



11 Earngrove, Perth, PH2 9BL Offers Over £247,500

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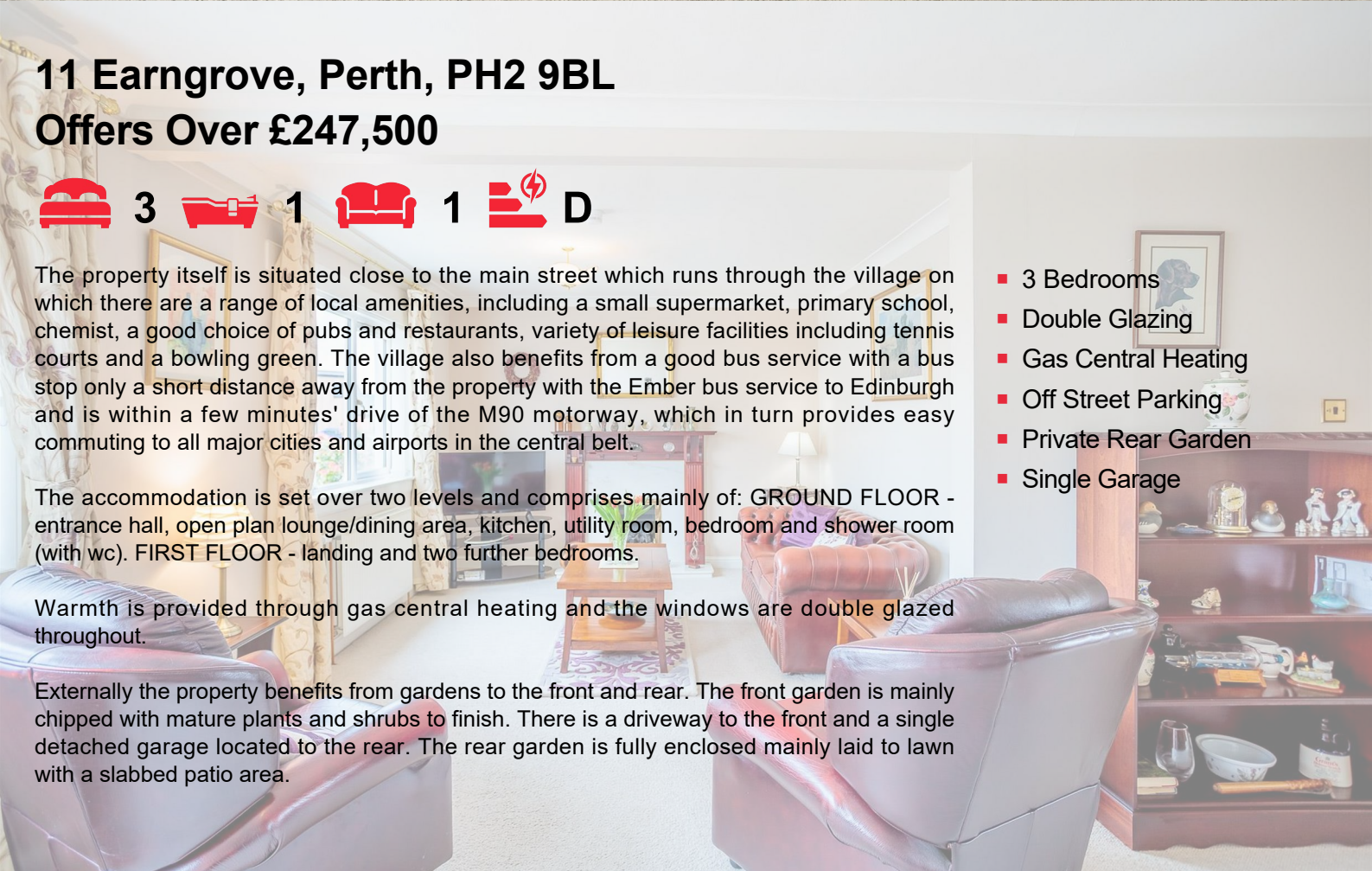
The property itself is situated close to the main street which runs through the village on which there are a range of local amenities, including a small supermarket, primary school, chemist, a good choice of pubs and restaurants, variety of leisure facilities including tennis courts and a bowling green. The village also benefits from a good bus service with a bus stop only a short distance away from the property with the Ember bus service to Edinburgh and is within a few minutes' drive of the M90 motorway, which in turn provides easy commuting to all major cities and airports in the central belt.

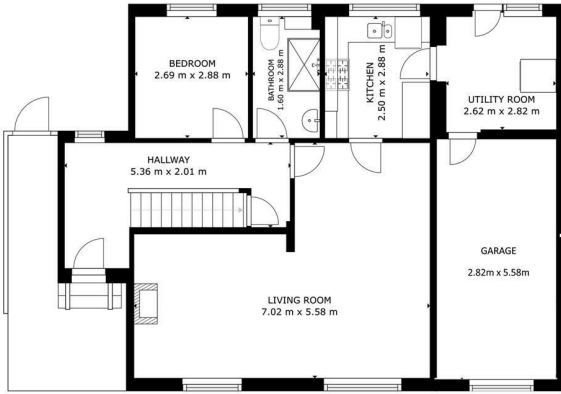
The accommodation is set over two levels and comprises mainly of: GROUND FLOOR - entrance hall, open plan lounge/dining area, kitchen, utility room, bedroom and shower room (with wc). FIRST FLOOR - landing and two further bedrooms.

Warmth is provided through gas central heating and the windows are double glazed throughout.

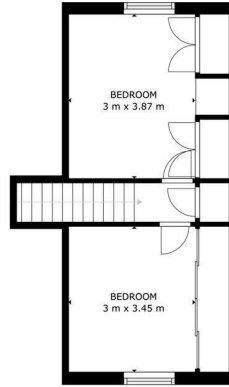
Externally the property benefits from gardens to the front and rear. The front garden is mainly chipped with mature plants and shrubs to finish. There is a driveway to the front and a single detached garage located to the rear. The rear garden is fully enclosed mainly laid to lawn with a slabbed patio area.

- 3 Bedrooms
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Private Rear Garden
- Single Garage





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 74.77 m², FLOOR 2: 33.74 m²
 EXCLUDED AREA, PORCH: 11.46 m²
 TOTAL: 108.47 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
61	80

Environmental Impact (CO ₂) Rating	
Current	Potential
54	76



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