



**Premier  
Properties**  
Perth



## 17 Ethel Moorhead Place, Perth, PH2 8FA Offers Over £172,500

 2  1  1  B

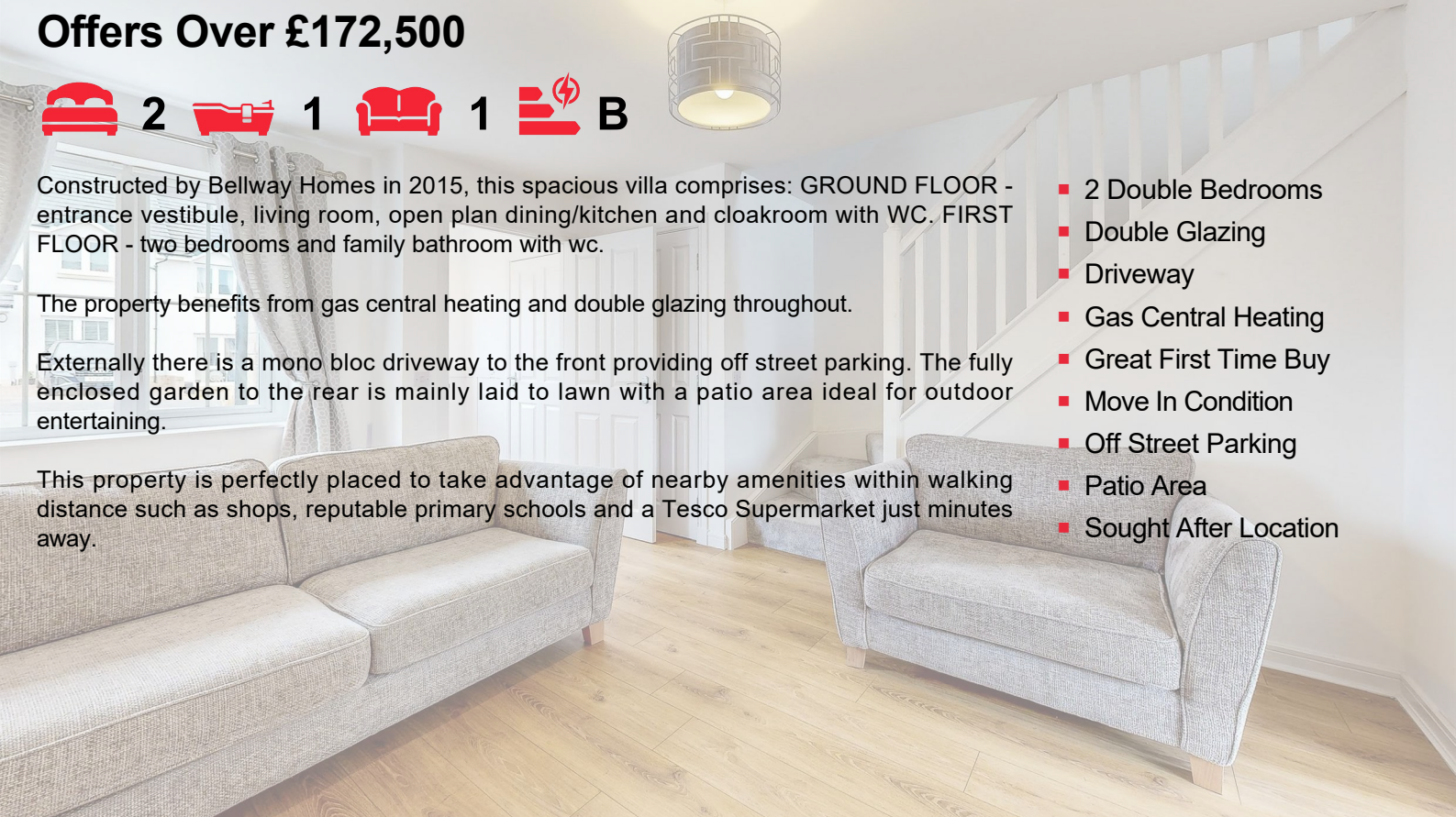
Constructed by Bellway Homes in 2015, this spacious villa comprises: GROUND FLOOR - entrance vestibule, living room, open plan dining/kitchen and cloakroom with WC. FIRST FLOOR - two bedrooms and family bathroom with wc.

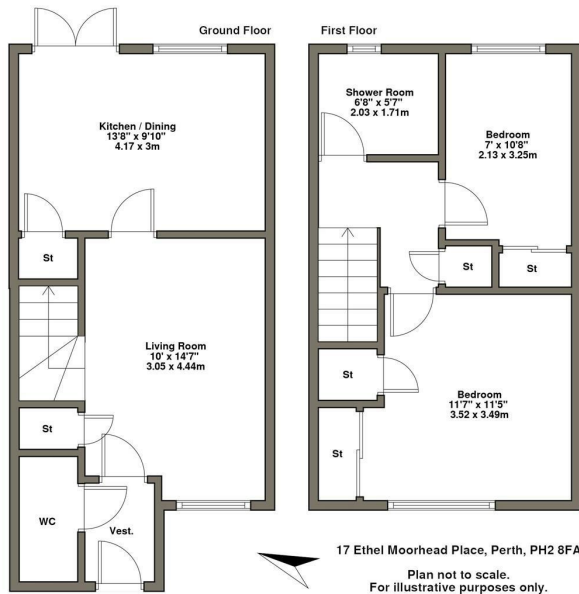
The property benefits from gas central heating and double glazing throughout.

Externally there is a mono bloc driveway to the front providing off street parking. The fully enclosed garden to the rear is mainly laid to lawn with a patio area ideal for outdoor entertaining.

This property is perfectly placed to take advantage of nearby amenities within walking distance such as shops, reputable primary schools and a Tesco Supermarket just minutes away.

- 2 Double Bedrooms
- Double Glazing
- Driveway
- Gas Central Heating
- Great First Time Buy
- Move In Condition
- Off Street Parking
- Patio Area
- Sought After Location





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B		81	
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			97
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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