



**Premier
Properties**
Perth



10 Juniper Place, Perth, PH1 1EZ Offers Over £222,500

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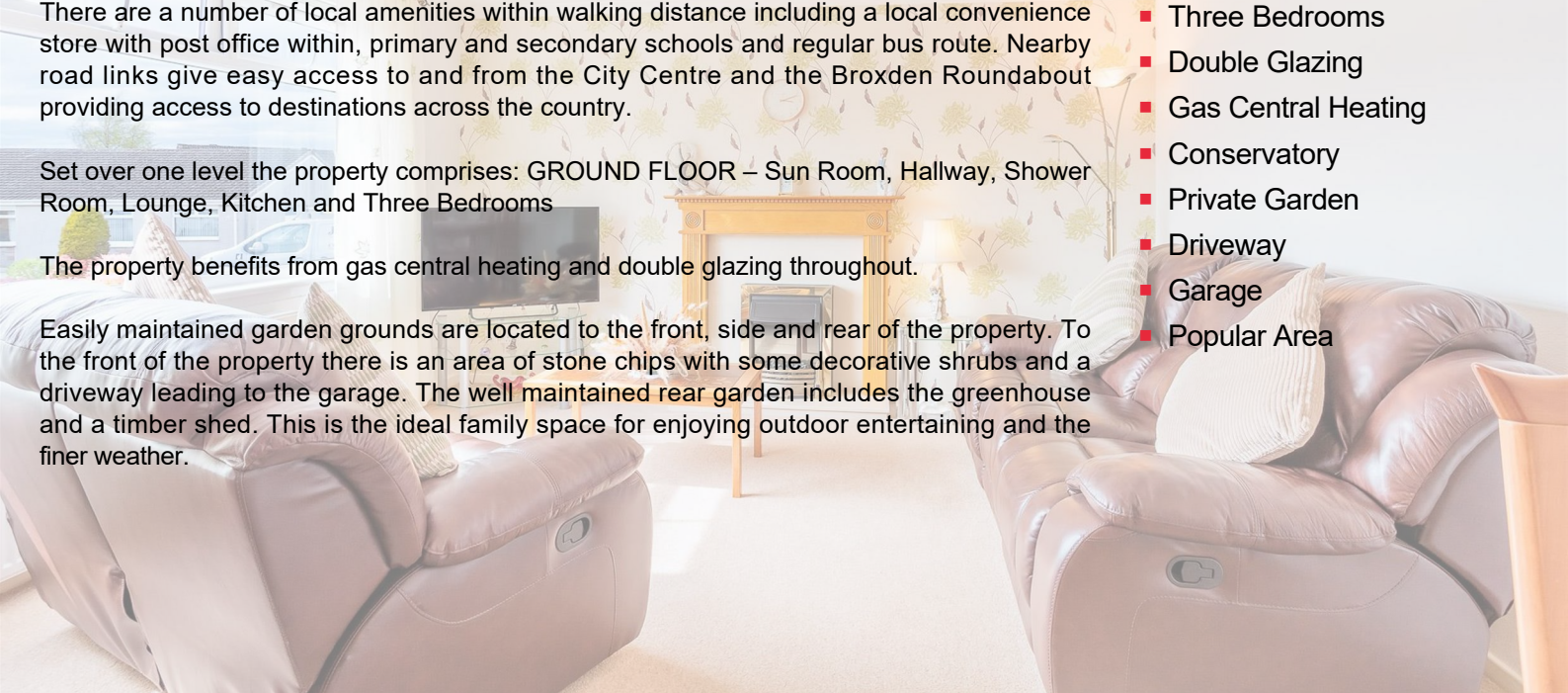
There are a number of local amenities within walking distance including a local convenience store with post office within, primary and secondary schools and regular bus route. Nearby road links give easy access to and from the City Centre and the Broxden Roundabout providing access to destinations across the country.

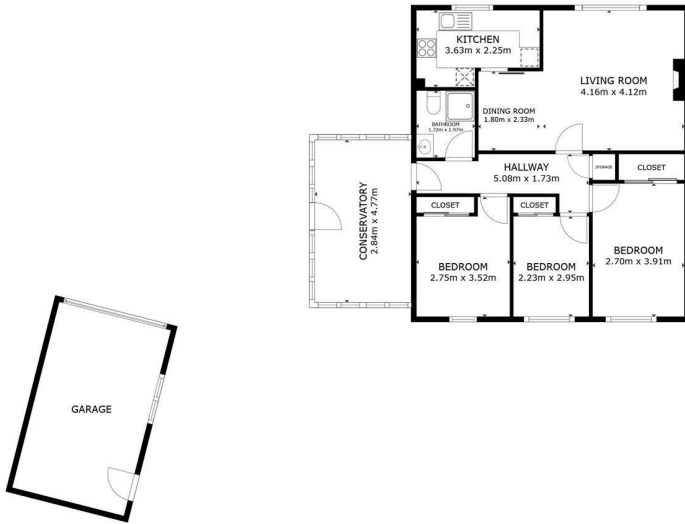
Set over one level the property comprises: GROUND FLOOR – Sun Room, Hallway, Shower Room, Lounge, Kitchen and Three Bedrooms

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

Easily maintained garden grounds are located to the front, side and rear of the property. To the front of the property there is an area of stone chips with some decorative shrubs and a driveway leading to the garage. The well maintained rear garden includes the greenhouse and a timber shed. This is the ideal family space for enjoying outdoor entertaining and the finer weather.

- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Conservatory
- Private Garden
- Driveway
- Garage
- Popular Area





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 85.1 sq.m.
 EXCLUDED AREAS: GARAGE 19.1 sq.m.
 TOTAL: 85.1 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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