



**Premier
Properties**
Perth



Inchyra Village 10 Inchyra, Perth, PH2 7LT

Offers Over £217,500



Located approximately 5 miles from the City of Perth this unique property enjoys a convenient position. Excellent transport links can be found within close proximity via the A90 dual carriageway for commuting to Perth, Dundee, Edinburgh and Glasgow. The villages of St Madoes & Glencarse offer a variety of local amenities, including a convenience store and Primary School.

This traditional home boasts bright & spacious accommodation throughout comprising; Entrance hall, lounge featuring attractive stone fireplace with log burning stove, modern kitchen, two bedrooms, shower room with WC and garden room providing access to the rear garden.

Warmth is provided via the back boiler in the lounge to water filled radiators and the property is double glazed throughout.

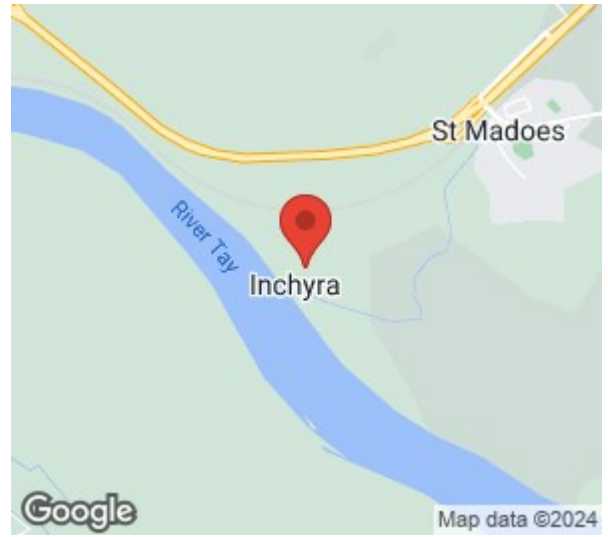
The rear garden has a slabbed patio area, perfect for enjoying the outdoors. There are raised beds with an array of attractive plants & shrubs. There is also a timber garage/workshop along with a wood store.

Inchyra is the perfect location for those wishing to enjoy a semi-rural lifestyle, providing easy access to Perth & surrounding facilities.

- Two Bedrooms
- Double Glazing
- Log Burning Stove
- Semi-Rural Location
- Fireplace
- Close To Local Amenities
- Garage
- Wet Electric Heating
- Garden



10 Inchyra Village, Glencarse PH2 7LT
 Plan not to scale.
 For illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
58	100
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) 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
67	100
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
Scotland	
EU Directive 2002/91/EC	



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