



**Premier
Properties**
Perth



. 51 Elm Street, Perth, PH2 7SQ
Offers Over £319,999

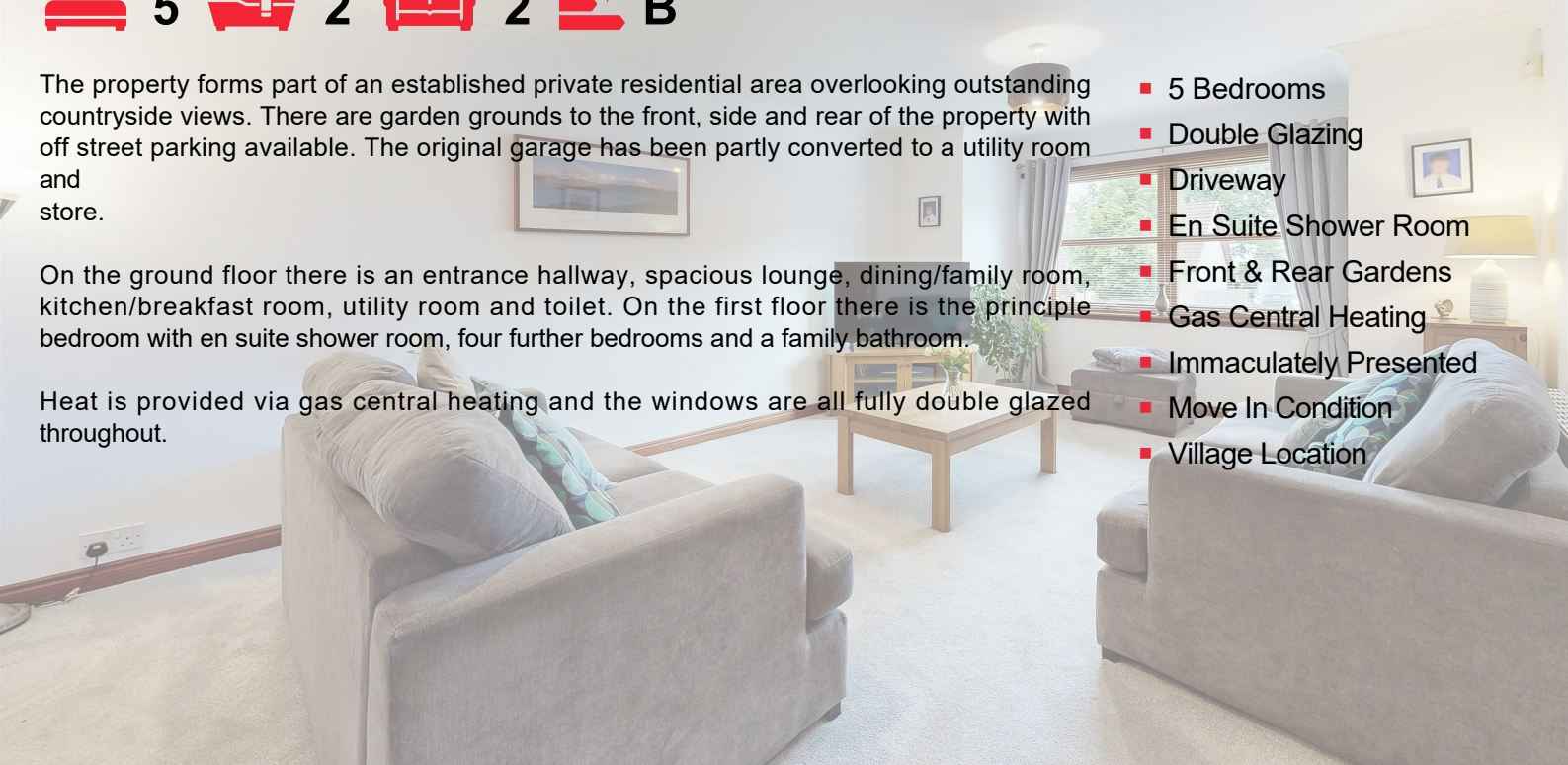
 **5**  **2**  **2**  **B**

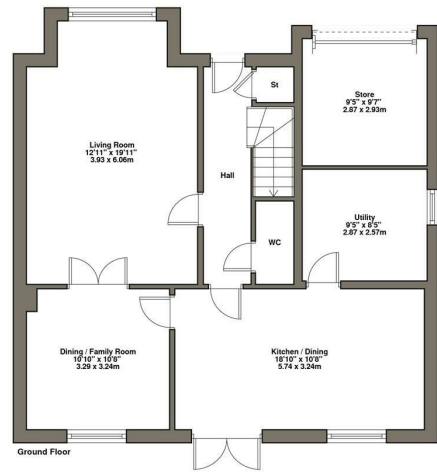
The property forms part of an established private residential area overlooking outstanding countryside views. There are garden grounds to the front, side and rear of the property with off street parking available. The original garage has been partly converted to a utility room and store.

On the ground floor there is an entrance hallway, spacious lounge, dining/family room, kitchen/breakfast room, utility room and toilet. On the first floor there is the principle bedroom with en suite shower room, four further bedrooms and a family bathroom.

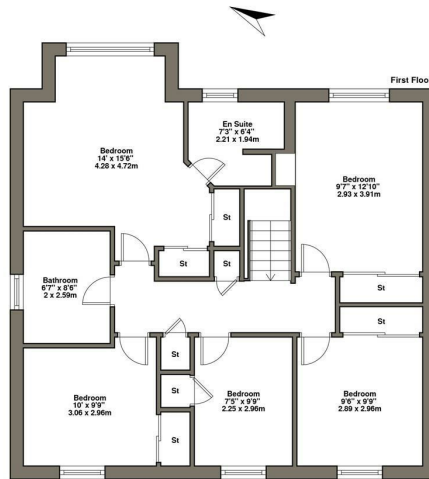
Heat is provided via gas central heating and the windows are all fully double glazed throughout.

- 5 Bedrooms
- Double Glazing
- Driveway
- En Suite Shower Room
- Front & Rear Gardens
- Gas Central Heating
- Immaculately Presented
- Move In Condition
- Village Location





51 Elm Street, Errol, PH2 7SQ
Plan not to scale.
For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	88
Scotland EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		79	87
Scotland EU Directive 2002/91/EC			



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.