



**Premier
Properties**
Perth



8 Munro Avenue, Perth, PH1 1TE Offers Over £375,000

 5  3  2  D

Balgowan itself is a beautiful hamlet location and the City of Perth offers all of the every day shopping and recreational facilities required. Balgowan is located within within close proximity of Gleneagles golfing resort and the picturesque town of Crieff. With excellent road links commuting distance to the capital city of Edinburgh and Glasgow is approximately 45 minutes. There is a local Primary School in the nearby village of Madderty. The school bus runs a service from within the hamlet of Balgowan.

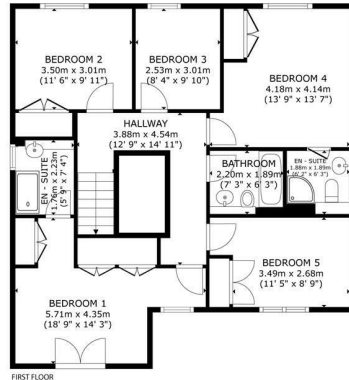
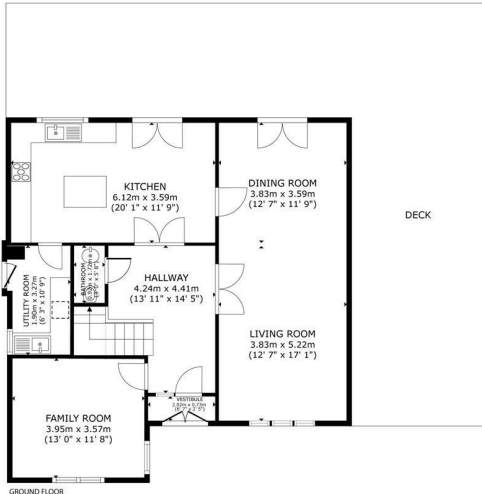
Split over two levels the property offers spacious, move in condition accommodation, excellent storage facilities and comprises mainly of: entrance vestibule, hall, lounge/dining room, sitting room, kitchen/family room, utility room and toilet on the ground floor level. A fully carpeted staircase leads to the landing, principle bedroom with en-suite shower room with WC, bedroom 2 with en-suite room with WC, three further bedrooms and bathroom with WC.

Warmth is offered through LPG central heating and the windows are double glazed throughout.

The front garden is mainly laid to lawn, a mono-blocked driveway offers off street parking for a number of cars and leads to a double detached garage. The rear garden is fully enclosed and there is an area of lawn, as well as a decked patio area, ideal for outdoor dining in the summer months.

- 5 Bedrooms
- 2 Ensuite Shower Rooms
- Beautifully Styled
- Double Garage
- Double Glazing
- Driveway
- Front & Rear Gardens
- LPG Central Heating
- Move In Condition

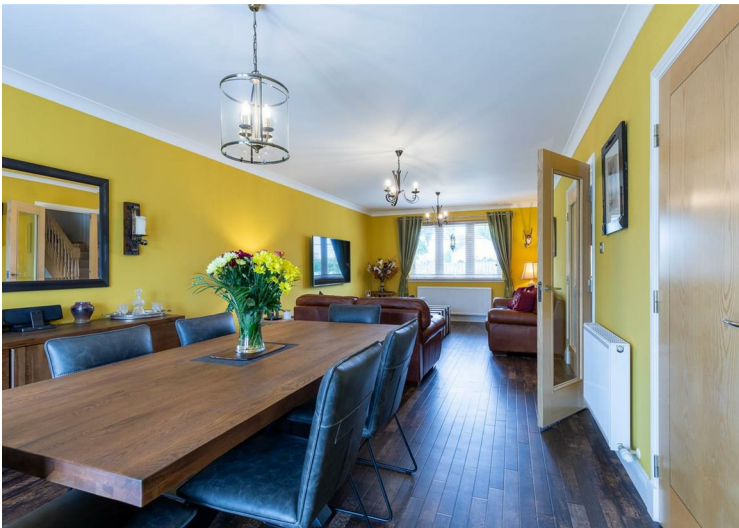




8 Munro Avenue, Tibbermore, PH1 1TE

GROSS INTERNAL AREA
 FLOOR 1 96.2 m² (1,036 sq.ft.) FLOOR 2 91.5 m² (985 sq.ft.)
 TOTAL: 187.7 m² (2,020 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		73	(82 plus) A
(81-91) B			(81-91) B
(69-80) C	63		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		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.