



**Premier  
Properties**  
Perth



## 12 Inchbrakie Gardens, Crieff, PH7 3ST Offers Over £192,500

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The property boasts bright, spacious accommodation throughout comprising: Ground Floor: Entrance Vestibule, Living Room/Dining Room, Kitchen, Conservatory giving access to the rear garden, Inner Hall, Wet Room and Two Bedrooms.

Externally, there is garden ground to the front and rear of the property. The driveway provides off street parking. The rear garden is low maintenance.

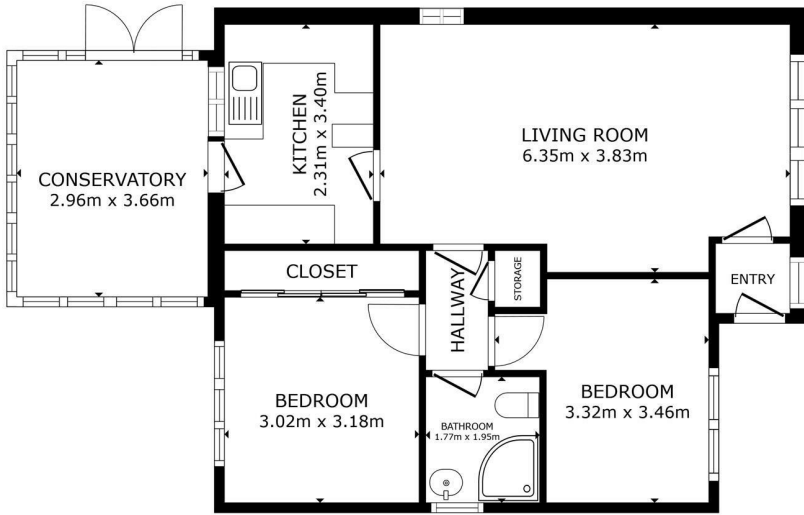
Location: Crieff is also well placed for access to Auchterarder & Stirling. Within the town itself, Crieff conveniently features various supermarkets, boutique high street shops, primary and secondary schools & restaurants/bars.

Perth is approximately 15 miles away offering a range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall, cinema and Scone Palace which hosts a variety of events each year. Leisure facilities include an ice rink and sports centre. Perth is often referred to as the gateway to the highlands. For those who enjoy outdoor pursuits the rivers, hills and lochs of the highlands offer a whole variety of activities. There are excellent links from Perth to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is approximately 45 miles away.

- 2 Bedrooms
- Double Glazing
- Driveway
- Front & Rear Gardens
- Gas Central Heating
- Sought After Location







GROSS INTERNAL AREA  
FLOOR PLAN: 72.9 m<sup>2</sup>  
TOTAL: 72.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	



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