



**Premier
Properties**
Perth



3 Thriepland Wynd, Perth, PH1 1RQ Offers Over £215,000

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Location: Thriepland Wynd is a sought-after street within the Western Edge area of Perth with easy access to many local amenities, travel links and also the SSE Headquarters. Local schools, bus stops, post box and a super-market, extensive parkland and children's play area can all be found within easy walking distance.

Accommodation comprises : GROUND FLOOR - entrance hall, lounge and kitchen/dining. FIRST FLOOR - landing, three bedrooms and shower room with WC.

The garden grounds to the front are low maintenance being laid with a small area of chips and a monobloc driveway. To the rear, the enclosed garden is mainly laid lawn with a decked area ideal for sitting outdoors to enjoy the finer weather.

- 3 Bedrooms
- Double Glazing
- Driveway
- Electric Heating
- Immaculately Presented
- Move In Condition
- Off Street Parking
- Private Garden
- Single Garage





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GROSS INTERNAL AREA
 FLOOR 1: 378 sq ft, 35.11 sq m; FLOOR 2: 270 sq ft, 24.97 sq m
 EXCLUDED AREA: DECK: 116 sq ft, 10.82 sq m
 TOTAL: 744 sq ft, 68.90 sq m
SEES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	89	(92 plus) A	74
(81-91) B		(81-91) B	
(69-80) C	66	(69-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	48
(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		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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