



**Premier
Properties**
Perth



2 Munro Avenue, Perth, PH1 1TE Offers Over £445,000

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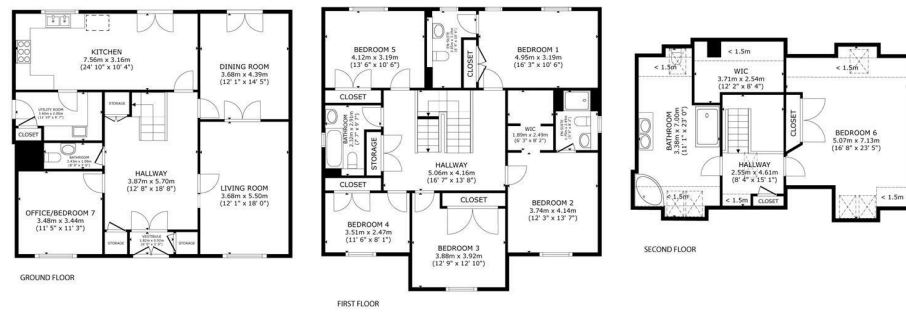
Balgowan itself is a beautiful hamlet location and the City of Perth offers all of the every day shopping and recreational facilities required. Balgowan is located within within close proximity of Gleneagles golfing resort and the picturesque town of Crieff. With excellent road links commuting distance 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 three levels the property offers bright, spacious accommodation, excellent storage facilities and comprises mainly of: Ground Floor - entrance vestibule, reception hall, lounge with log burning stove, dining room, kitchen/dining area, utility room, bedroom/study and toilet. First Floor - two bedrooms each with en suite shower rooms (with wc), three further bedrooms and family bathroom (with wc). Second Floor - landing, main bedroom benefiting from air conditioning, with dressing area and bathroom (with wc).

Warmth is offered through LPG central heating, solar panels with feed-in tariff paying the homeowner £1,000+ per year and the windows are double glazed throughout.

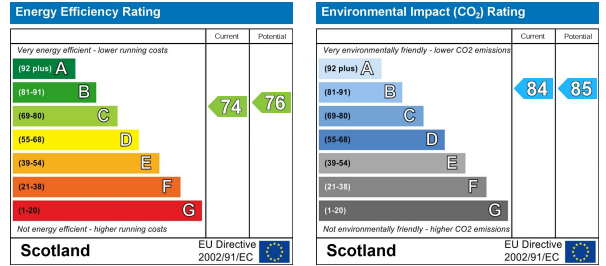
The front garden is mainly laid to lawn, a mono-blocked driveway offers off street parking for a number of cars and leads to a double detached garage. The rear garden is fully enclosed and there is an area of lawn, as well as a slabbed patio area covered by a pergola, ideal for outdoor dining in the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

- 6 Bedrooms
- 2 En Suite Shower Rooms
- Beautifully Styled
- Double Glazing
- Driveway
- Front & Rear Gardens
- Log Burning Stove
- LPG Central Heating
- Move In Condition
- Solar Panels



2 Munro Avenue, Tibbermore, PH1 1TE

FLOOR 1 110.9 m² (1,194 sq.ft.) GROSS INTERNAL AREA FLOOR 2 119.1 m² (1,282 sq.ft.) FLOOR 3 59.3 m² (638 sq.ft.)
 EXCLUDED AREAS : VESTIBULE 1.7 m² (18 sq.ft.) REDUCED HEADROOM 13.2 m² (143 sq.ft.)
 TOTAL : 289.3 m² (3,114 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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