



**Premier
Properties**
Perth



36 Sidey Place, Perth, PH1 2UF Offers Over £265,000

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The location gives easy access to many local amenities, travel links, local bus route, schooling and also the SSE Headquarters. Perth itself offers a range of amenities including numerous High Street shops and businesses, café quarter, restaurants, cinema, conference centre, leisure facilities, railway station, hospital, doctor surgeries, dentists, primary and secondary schools which are all within close proximity. Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.

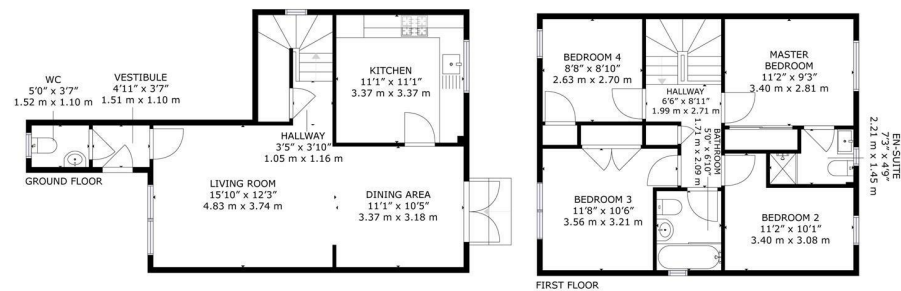
Split over two levels this lovely family home offers spacious accommodation over two levels comprising of: GROUND FLOOR - entrance vestibule, open plan lounge/dining room, kitchen and WC. FIRST FLOOR - bedroom with en suite shower room, three further bedrooms and family bathroom.

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

To the front of the property there is an area of lawn and mono blocked driveway providing off street parking, leading to a single garage. To the rear there is a fully enclosed garden which is mainly laid to lawn with a decking area ideal for outdoor dining in the summer months. There is also a summer house that features double glazing, laminate flooring and is fully insulated throughout.

- 4 Bedrooms
- Decking Area
- Double Glazing
- Gas Central Heating
- Master En Suite Shower Room
- Move In Condition
- Off Street Parking
- Private Rear Garden
- Sought After Location





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GROSS INTERNAL AREA
FLOOR 1: 552 sq.ft, 51 m², FLOOR 2: 591 sq.ft, 55 m²
TOTAL: 1143 sq.ft, 106 m²

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	Current	Potential
(92 plus) A		86	(92 plus) A		84
(81-91) B	74		(81-91) B	71	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) 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			Scotland		
EU Directive 2002/91/EC			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.

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