



**Premier
Properties**
Perth



Rose Villa Back Street, Perth, PH2 9AB Offers Over £295,000



On the ground floor there is an entrance hallway, living room, downstairs bedroom with en suite shower room, benefiting from it's own entrance door, which could also be used for a home office or guest accommodation, family bathroom bathroom and spacious kitchen/dining. On the first floor there is the landing and three further bedrooms.

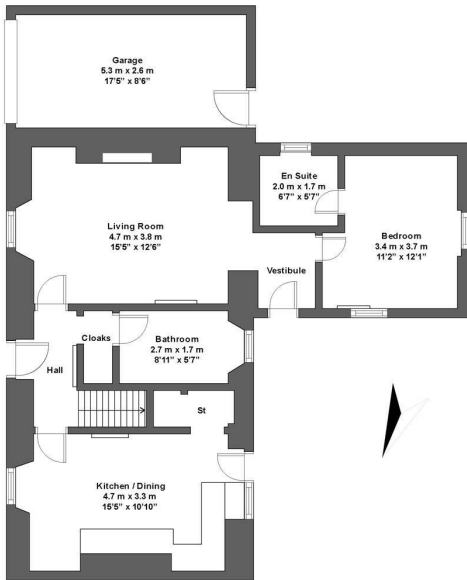
The property benefits from double glazing and gas central heating.

Externally there is a generous sized garden comprising of patio area, large area of lawn bordered by a variety of mature flowers, bushes and shrubs.

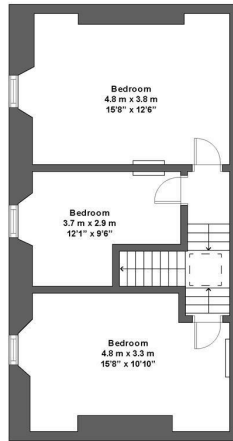
Location: Bridge of Earn is a popular and quiet village, situated just 3 miles from the City of Perth. There are regular transport links to Perth City Centre and easy access to the motorway linking all major cities. There are a variety of local amenities available within the village including; CO-Operative store, bakery, hairdressers, children's nursery and a selection of restaurants. Primary and private schooling is available in Bridge Of Earn itself; approximately 1 mile from Kilgraston, 4 miles from Strathallan and 2 miles from Craigclowan and secondary schooling in Perth.

- 4 Bedrooms
- En Suite Shower Room
- Gas Central Heating
- Move In Condition
- Private Rear Garden
- Single Garage





Rose Villa, Back Street, Bridge Of Earn, PERTH PH2 9AB
 Plan not to scale.
 For illustrative purposes only.



Ground Floor

First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

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



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