



**Premier
Properties**
Perth



9 Berwick Brae, Perth, PH2 0TN Offers Over £205,000

 2  1  1  B

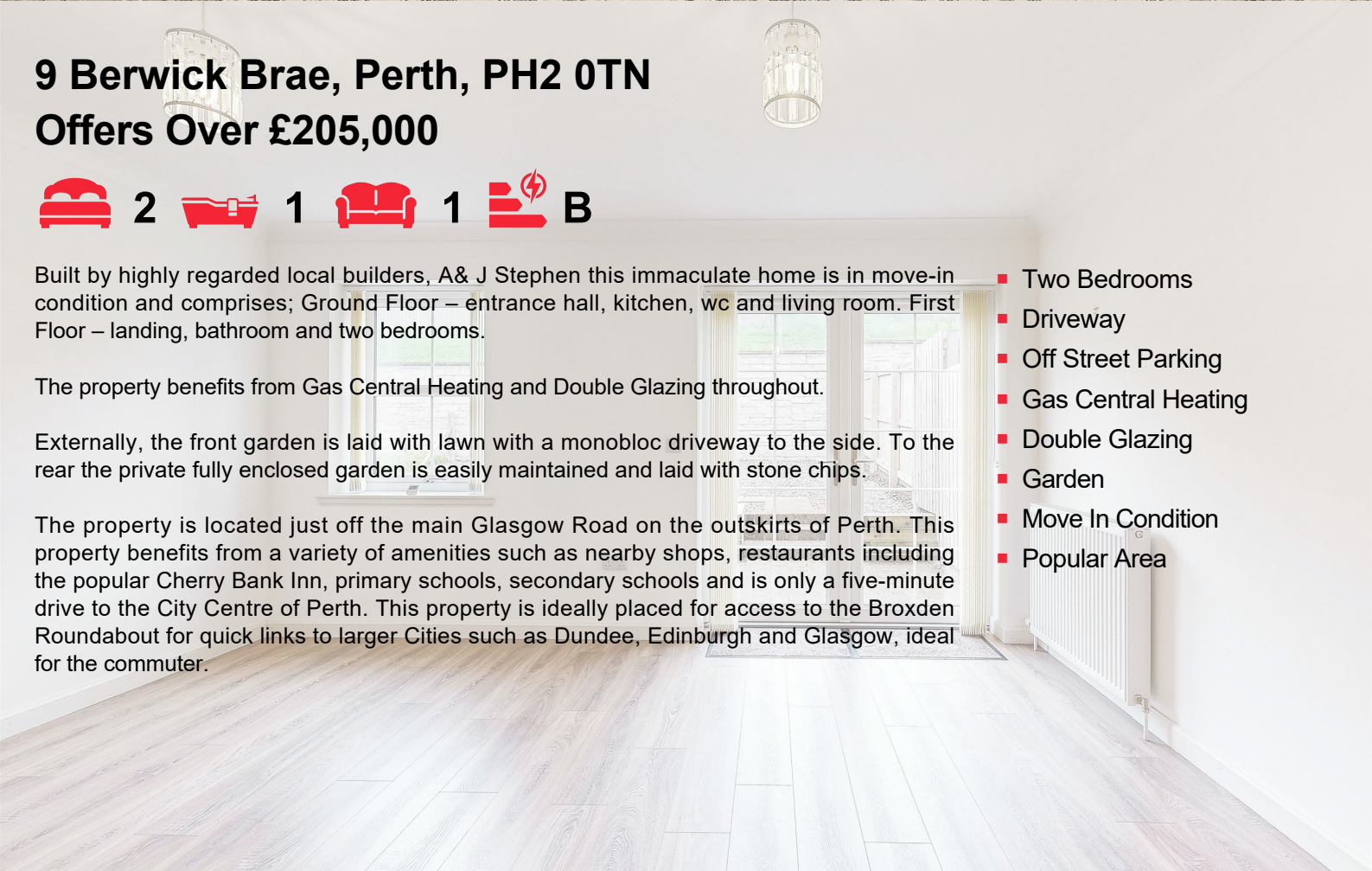
Built by highly regarded local builders, A& J Stephen this immaculate home is in move-in condition and comprises; Ground Floor – entrance hall, kitchen, wc and living room. First Floor – landing, bathroom and two bedrooms.

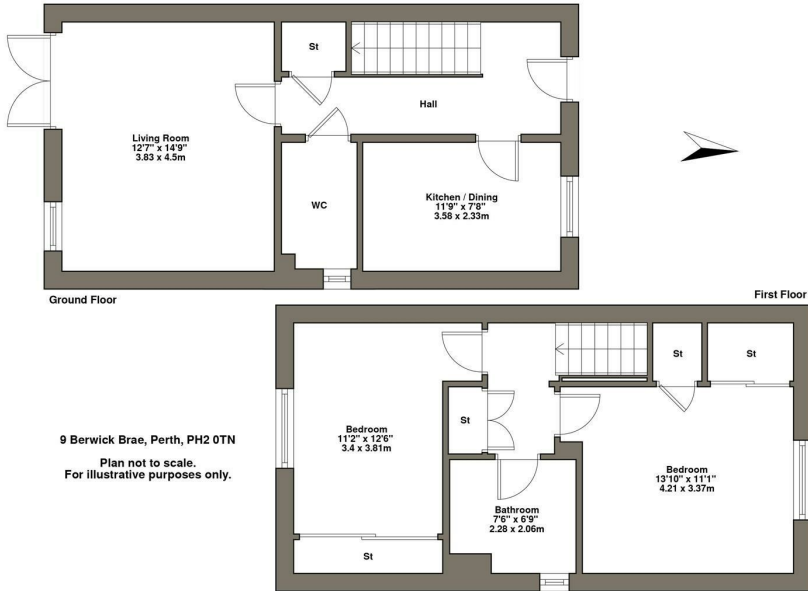
The property benefits from Gas Central Heating and Double Glazing throughout.

Externally, the front garden is laid with lawn with a monobloc driveway to the side. To the rear the private fully enclosed garden is easily maintained and laid with stone chips.

The property is located just off the main Glasgow Road on the outskirts of Perth. This property benefits from a variety of amenities such as nearby shops, restaurants including the popular Cherry Bank Inn, primary schools, secondary schools and is only a five-minute drive to the City Centre of Perth. This property is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow, ideal for the commuter.

- Two Bedrooms
- Driveway
- Off Street Parking
- Gas Central Heating
- Double Glazing
- Garden
- Move In Condition
- Popular Area





9 Berwick Brae, Perth, PH2 0TN
Plan not to scale.
For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	87
(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		87	89
(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	



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.