



**Premier
Properties**
Perth



12 Cleeve Park, Perth, PH1 1GY Offers Over £455,000

 5  3  nu  C

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

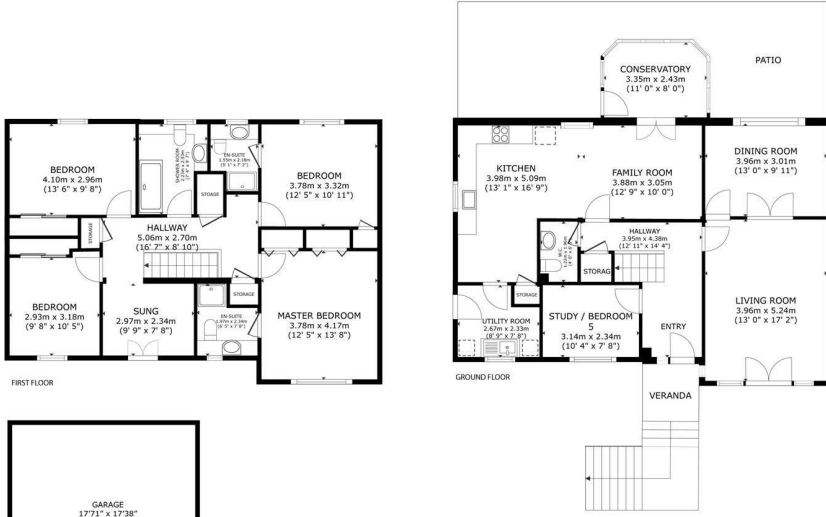
On the ground floor there is an entrance hall, spacious lounge, dining room, open plan kitchen/family/breakfast room with conservatory off, utility room, study/bedroom 5 and toilet. On the first floor there is the principle bedroom with en suite shower room, bedroom 2 with ensuite shower room, two further bedrooms and a shower room.

Externally there is driveway for off street parking for several cars, leading to a double garage with electric light and power. The large private rear garden is fully enclosed and features a summer house and shed.

The property is located in a peaceful cul-de-sac within walking distance of Perth City Centre, near-by walks, restaurants and a range of shopping facilities. There are a number of local amenities near by, including a local convenience store with post office within, primary and secondary schools and the popular number seven bus route. Nearby road links give easy access to and from the city centre and the Broxden roundabout providing access to destinations across the country.

- 5 Bedrooms
- 2 En Suite Shower Rooms
- Close To All Local Amenities
- Conservatory
- Double Garage
- Double Glazing
- Driveway
- Gas Central Heating
- Immaculately Presented
- Private Garden





12 Cleeve Park, Perth, PH1 1GY
 GROSS INTERNAL AREA
 FLOOR 1 102.0 m² (1,098 sq.ft.) FLOOR 2 92.9 m² (1,000 sq.ft.)
 EXCLUDED AREAS : PATIO 36.6 m² (394 sq.ft.) VERANDA 12.6 m² (135 sq.ft.)
 TOTAL : 194.9 m² (2,098 sq.ft.)
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
(92 plus) A		86	(92 plus) A
(81-91) B	78		(81-91) B
(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.