



**Premier
Properties**
Perth



Wilmar Thorntree Square, Perth, PH2 0RP Offers Over £179,000

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The property offers spacious accommodation spread over two floors and comprises on the ground floor, entrance hallway, leading through to the bright and good sized lounge, bathroom and dining kitchen. On the first floor there is a useful WC and three bedrooms all fitted with built in wardrobes.

Externally the property benefits a low maintenance, fully enclosed rear garden with a timber shed. On street parking is available.

Dunning is a small village steeped in history. In the village, there are a range of services including a primary school, shop, café, pub, tennis court, bowling green and golf club. A wider range of services and amenities can be found in Auchterarder, including primary and secondary schools. Private education is available at Morrison's Academy and Ardvreck Preparatory School in Crieff, and Craigclowan, Strathallan, Dollar Academy, Kilgraston and Glenalmond are all also within easy reach. Nearby Gleneagles Hotel is a resort geared for enjoyment and offering a wide range of sports and leisure facilities.

- 3 Bedrooms
- Double Glazing
- Gas Central Heating
- On Street Parking
- Private Rear Garden
- Village Location





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	66		62
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	



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