



**Premier
Properties**
Perth



11 Elm Mews, Perth, PH2 7FJ Offers Over £499,995

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Elm Mews is ideally located for transport links. The A90 westwards will take you into Perth, and eastwards to Dundee. Perth and Dundee are also well-served by trains and buses.

Approaching the property, the gravel driveway leads to the integrated single garage which has electric roller door to the front and access into the utility room. The welcoming porch & hallway leads into the impressive open-plan living and dining kitchen. Flooded with plenty natural light, this space is undoubtedly the property's biggest standout feature. The kitchen is fully fitted and is complemented by appliances such as a electric hob with extractor hood and light, oven, grill, microwave, fridge, freezer and dishwasher. The utility room includes a sink, washing machine and tumble dryer. Additionally, there is a wc and a double bedroom with en suite shower room on the ground floor.

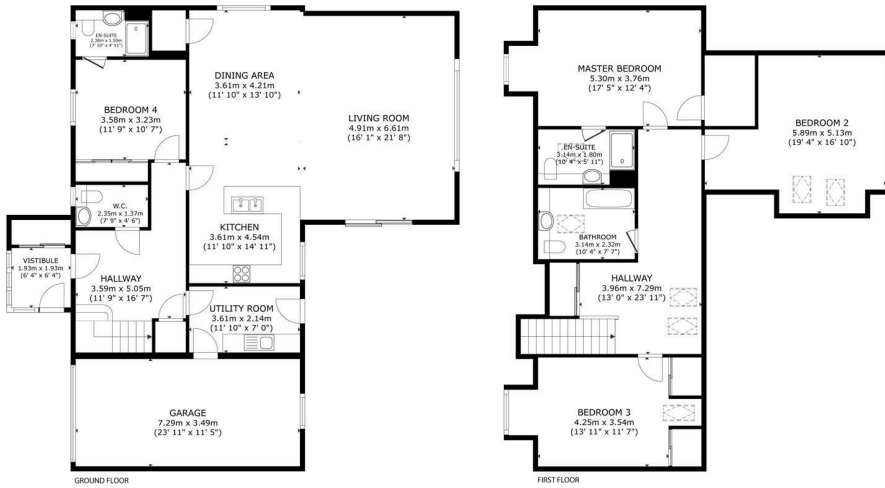
The fully carpeted staircase leads to the spacious first floor landing with an area that is currently being utilised as an office area. There are three further double bedrooms (one benefitting from an ensuite shower room and walk in wardrobe) and a family bathroom.

Heat is provided via an air source heat pump, solar panels and the windows are fully double glazed throughout.

This property sits on a fantastic plot and the fully enclosed rear garden is mainly laid to lawn featuring a fabulous patio area for enjoying the summer months. There is also off street parking for a number of vehicles. To fully appreciate this property, viewing is highly recommended.

- 4 Bedrooms
- 2 En Suite Shower Rooms
- Air Source Heating
- Double Glazing
- Country Views
- Garage
- Immaculately Presented
- Move In Condition
- Private Rear Garden
- Solar Panels





11 Elm Mews, Glencarse PH2 7FJ
 GROSS INTERNAL AREA
 FLOOR 1 121.5 sq.m. (1,307 sq.ft.) FLOOR 2 109.5 sq.m. (1,179 sq.ft.)
 EXCLUDED AREAS: GARAGE 25.4 sq.m. (274 sq.ft.)
 TOTAL: 231.0 sq.m. (2,486 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
80	92

Environmental Impact (CO ₂) Rating	
Current	Potential
82	93



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