



**Premier
Properties**
Perth



1 Well Road, Perth, PH2 0SN Offers Over £134,999

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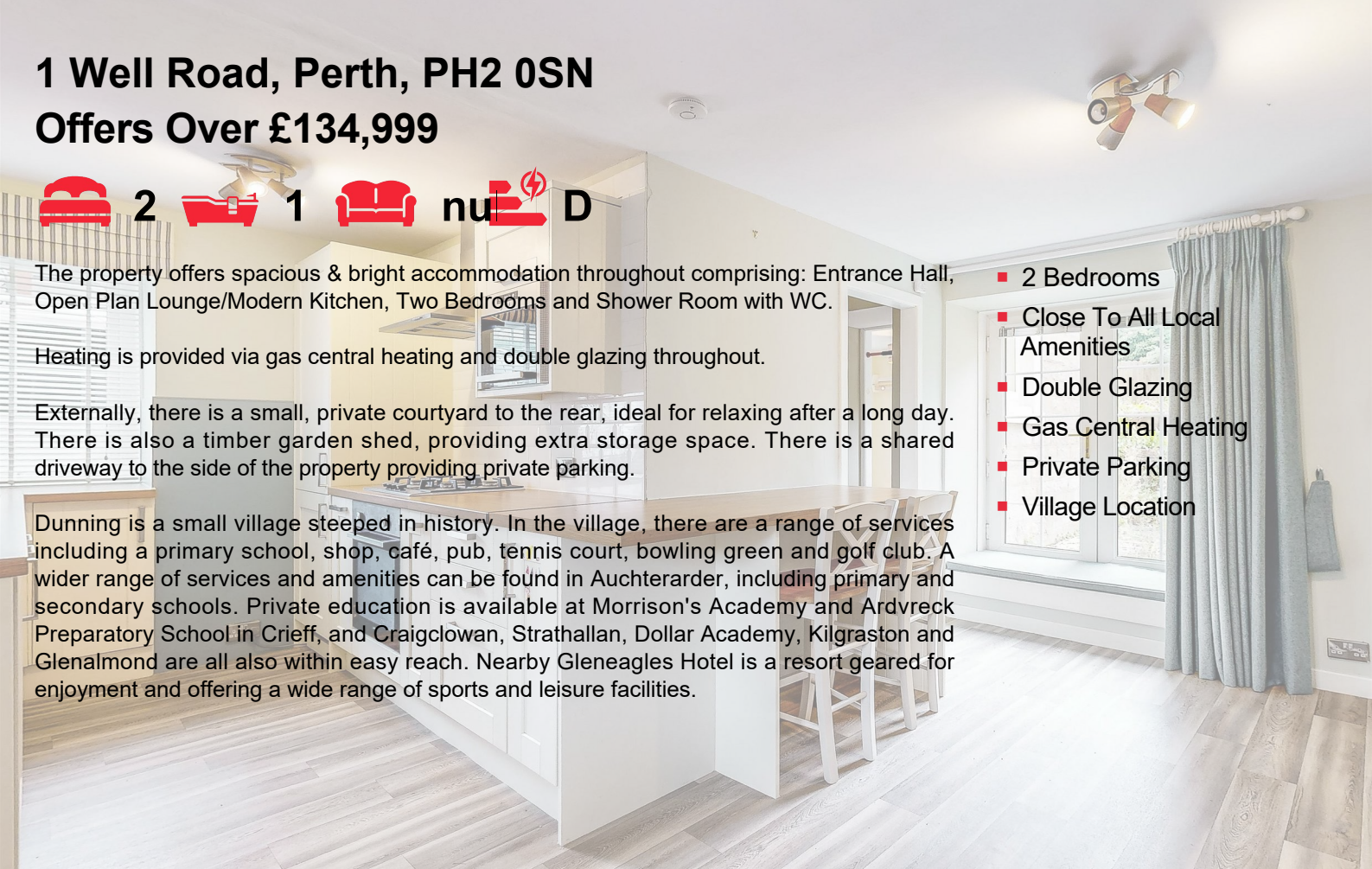
The property offers spacious & bright accommodation throughout comprising: Entrance Hall, Open Plan Lounge/Modern Kitchen, Two Bedrooms and Shower Room with WC.

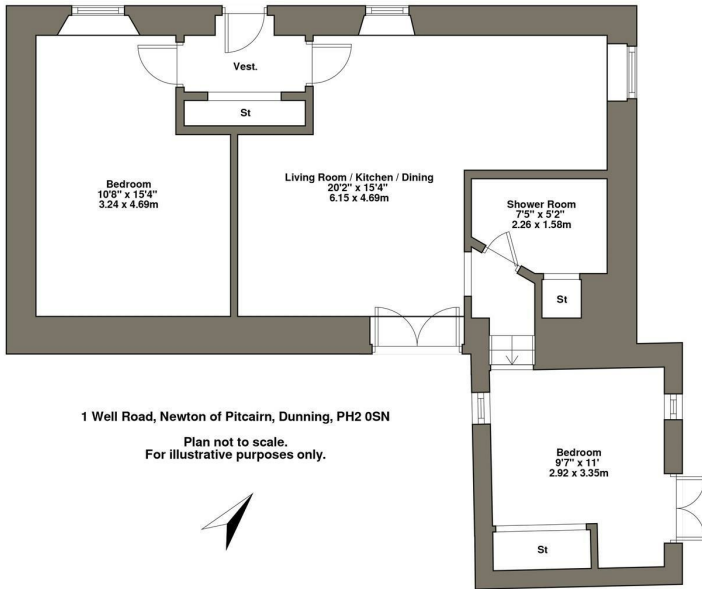
Heating is provided via gas central heating and double glazing throughout.

Externally, there is a small, private courtyard to the rear, ideal for relaxing after a long day. There is also a timber garden shed, providing extra storage space. There is a shared driveway to the side of the property providing private parking.

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.

- 2 Bedrooms
- Close To All Local Amenities
- Double Glazing
- Gas Central Heating
- Private Parking
- Village Location





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) 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		
		77			79
		58			52
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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