



**Premier
Properties**
Perth



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

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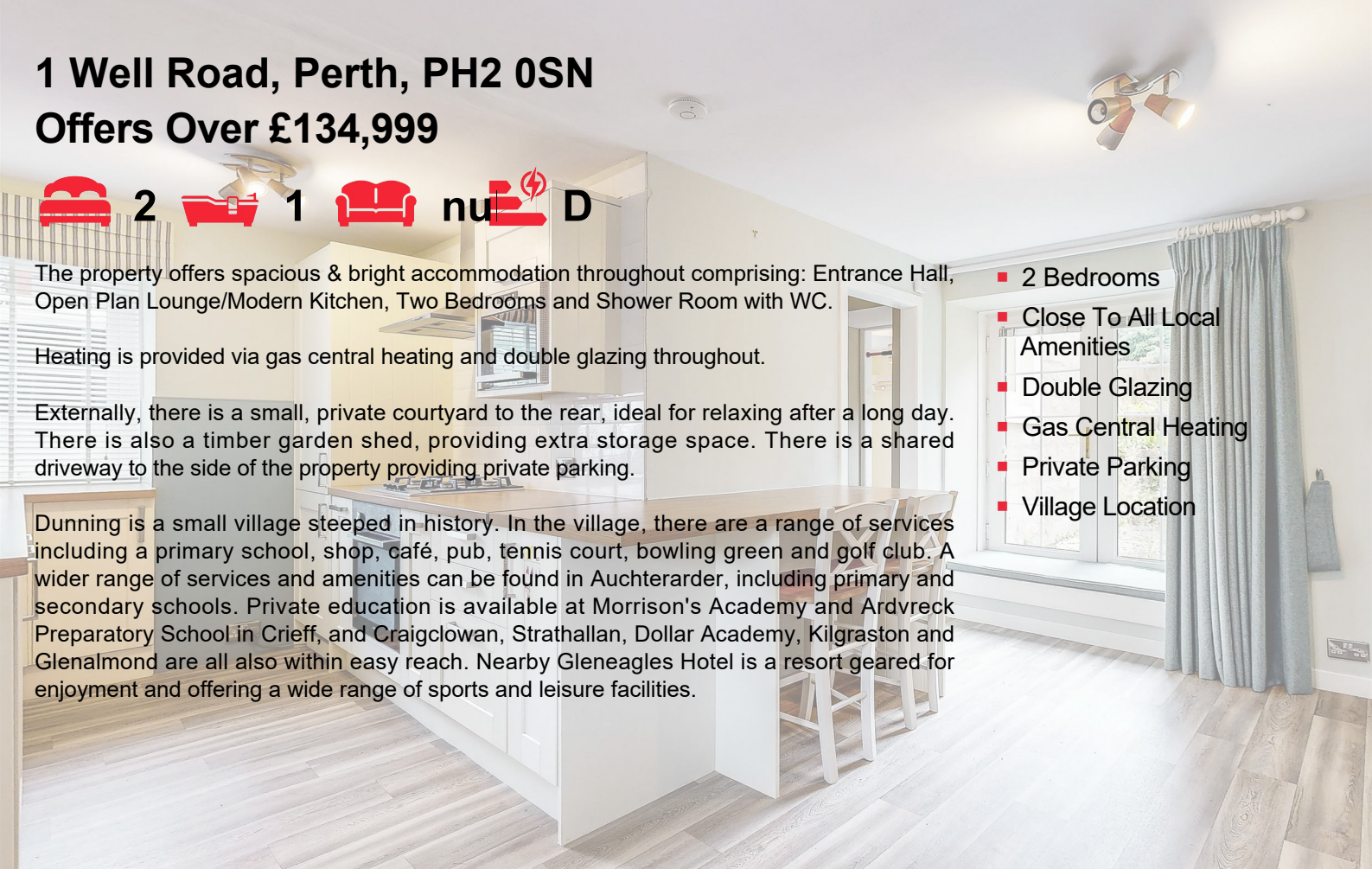
The property offers spacious & bright accommodation throughout comprising: Entrance Hall, Open Plan Lounge/Modern Kitchen, Two Bedrooms and Shower Room with WC.

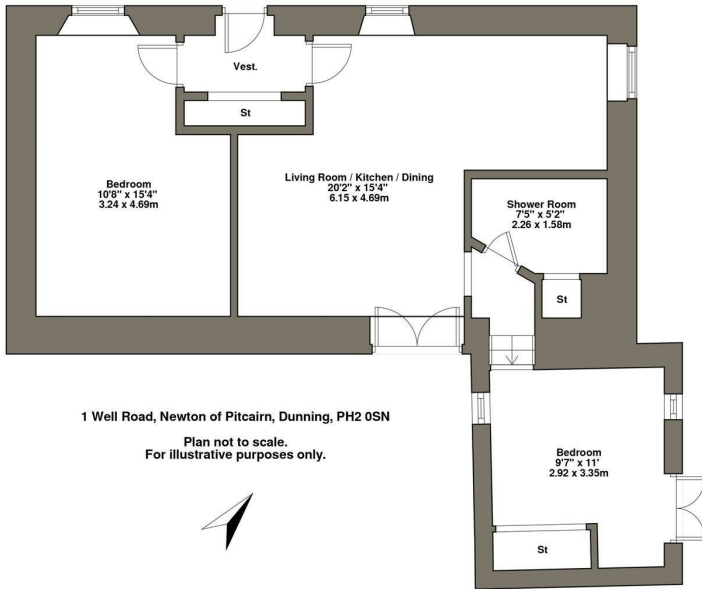
Heating is provided via gas central heating and double glazing throughout.

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 Glensalmond 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 | |



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.