



**Premier  
Properties**  
Perth



**23 Park Drive, Blairgowrie, PH10 6PH**

**Offers Over £137,500**



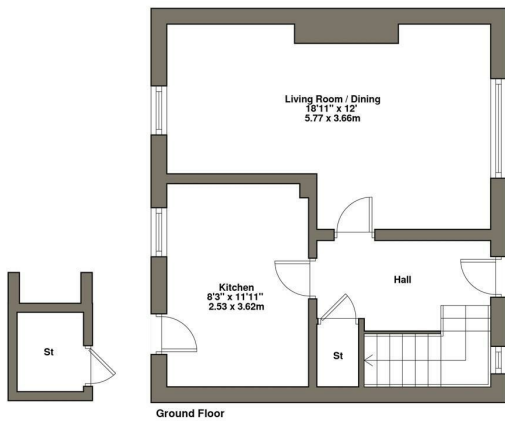
Accommodation comprises: Ground Floor - entrance hallway, lounge and kitchen. First Floor - landing, two double bedrooms and shower room with WC.

The property benefits from gas central heating and is double glazed throughout.

Externally there is front and rear gardens mainly laid to lawn with a decking area to enjoy the finer weather. On street residents parking is also available to the front.

- 2 Bedrooms
- Double Glazing
- Gas Central Heating
- Immaculately Presented
- On Street Parking
- Private Gardens

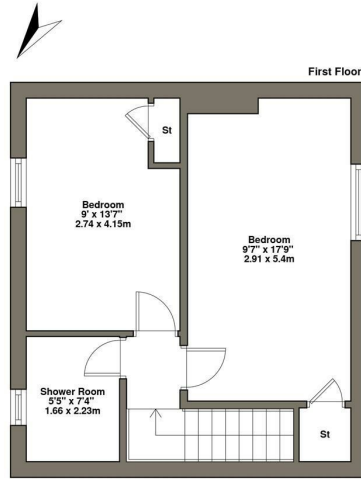




Ground Floor

23 Park Drive, Blairgowrie, PH10 6PH

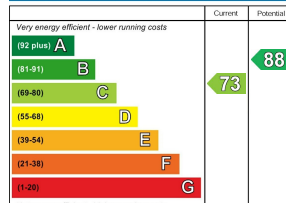
Plan not to scale.  
For illustrative purposes only.



First Floor



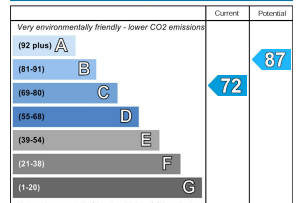
**Energy Efficiency Rating**



Scotland

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



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.