

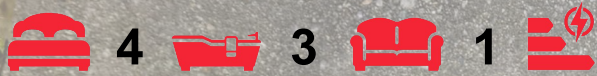


**Premier
Properties**
Perth



Rowanbank Main Street, Perth, PH2 6EZ

Offers Over £289,000



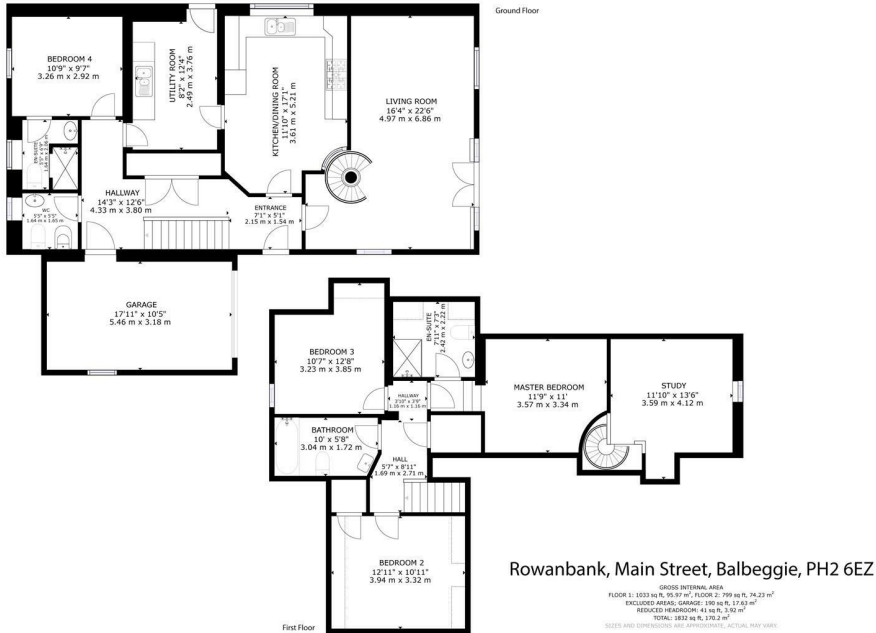
The accommodation is in walk-in condition comprising: GROUND FLOOR: reception hall, lounge, kitchen/dining area, utility room, bedroom with en suite shower room and toilet. FIRST FLOOR : (above lounge) family room. FIRST FLOOR – landing, split level main bedroom with en suite shower room, two further bedrooms and family bathroom.

The property benefits from gas Central Heating and double glazing throughout.

Externally, there is garden grounds surrounding the property with a gravel driveway providing off street parking leading to a single integral garage. The private fully enclosed side garden is well maintained and is mainly laid to lawn with borders and a patio area to enjoy the summer months.

The village of Balbeggie enjoys a very accessible position within Perthshire, both for the commuter and for the modern family looking to be within close proximity of local amenities. The village offers a local pub, convenience store and the reputable Balbeggie Primary School. Further afield there are plenty of shops, restaurants and schools found in the larger village of Scone just a couple of miles away, as well as all High Street shopping found in Perth City Centre just seven miles South West of Balbeggie.

- 4 Bedrooms
- Driveway
- Patio Area
- Close to Amenities
- Gas Central Heating
- Private Garden
- Double Glazing
- Move In Condition
- Single Garage



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) 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
Scotland	EU Directive 2002/91/EC		Scotland



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.