



66 Tweedsmuir Road, Perth, PH1 2EZ

Offers Over £122,500



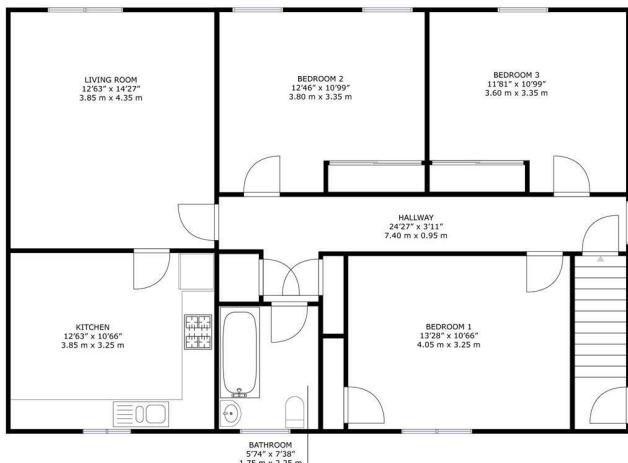
This ideal first time home features spacious accommodation throughout with a good sized lounge, kitchen, three double bedrooms and bathroom. Externally there is on street parking available to the front and there is a shared garden to the rear. The property is ideal for first time buyers and also buy to let investors.

Warmth is provided by gas central heating and the property is fully double glazed.

Location: This property is ideally located for access to all local amenities including primary schools, bus routes to Perth city centre and Tesco supermarket as well as quick access to the motorway for routes into Edinburgh & Glasgow.

- 3 Double Bedrooms
- Double Glazing
- Gas Central Heating
- Great First Time Buy
- Immaculately Presented
- On Street Parking





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GROSS INTERNAL AREA
TOTAL: 846 sq.ft, 78.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(81-91)	B	77	77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	77	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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