



**Premier
Properties**
Perth



St Anns, 17 Harley Place, Perth, PH1 5DP

Offers Over £350,000

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Benefitting from gas central heating, double glazing, plenty of storage, off-street parking and private garden grounds, the property will suit a variety of buyers. This property would make a fantastic home ideal for both the family market and also those looking to downsize. Well maintained, this property is a great opportunity to purchase a wonderful family home in a quiet, sought after area.

The accommodation comprises: GROUND FLOOR: entrance hall, lounge, dining room, kitchen with conservatory off, two bedrooms and bathroom with WC.

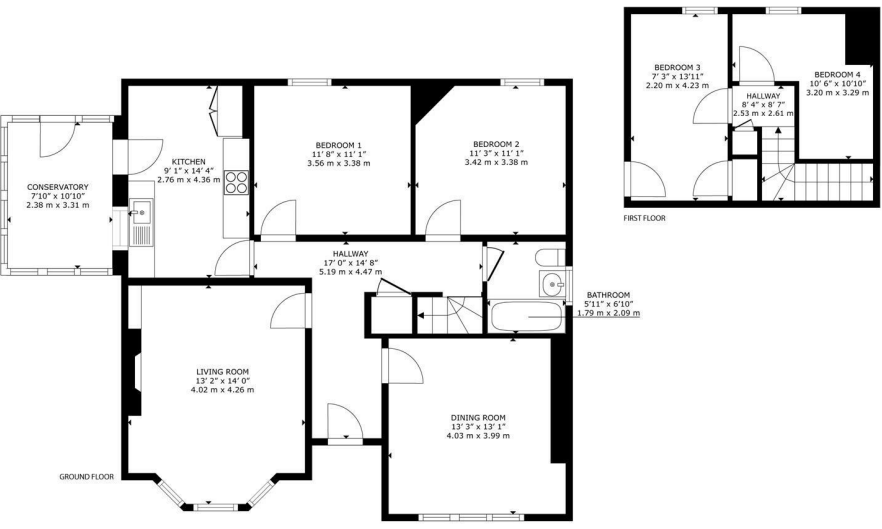
FIRST FLOOR – landing, bedroom three and box room.

Externally the property benefits from garden grounds to the front, side and rear.

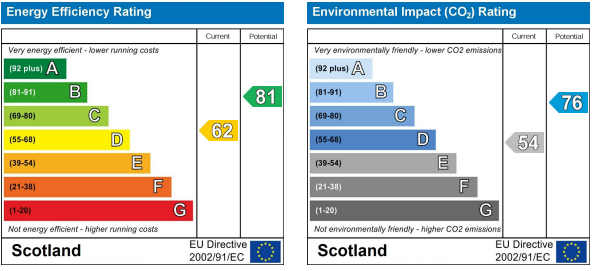
Location: Perth city centre, with its wide range of businesses, shopping and leisure amenities, include restaurants, bars and Perth Concert Hall are all within pleasant walking distance, as are the town and country bus routes and main bus and railway stations. Access to the outer-ring motorway network is just a short drive away at Inveralmond, providing easy commuting to all private schools and outdoor pursuits outwith the area, and all major cities and airports in the central belt, and north.

- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Close To Local Amenities
- Popular Area
- Private Garden





St Anns, 17 Harley Place, Perth PH1 5DP
FLOOR 1 100.1 m² (1,078 sq.ft.) FLOOR 2 23.3 m² (251 sq.ft.)
TOTAL: 123.4 m² (1,328 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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