



**Premier
Properties**
Perth



93 Fairies Road, Perth, PH1 1LX

Offers Over £299,995

 3  2  **new**  **C**

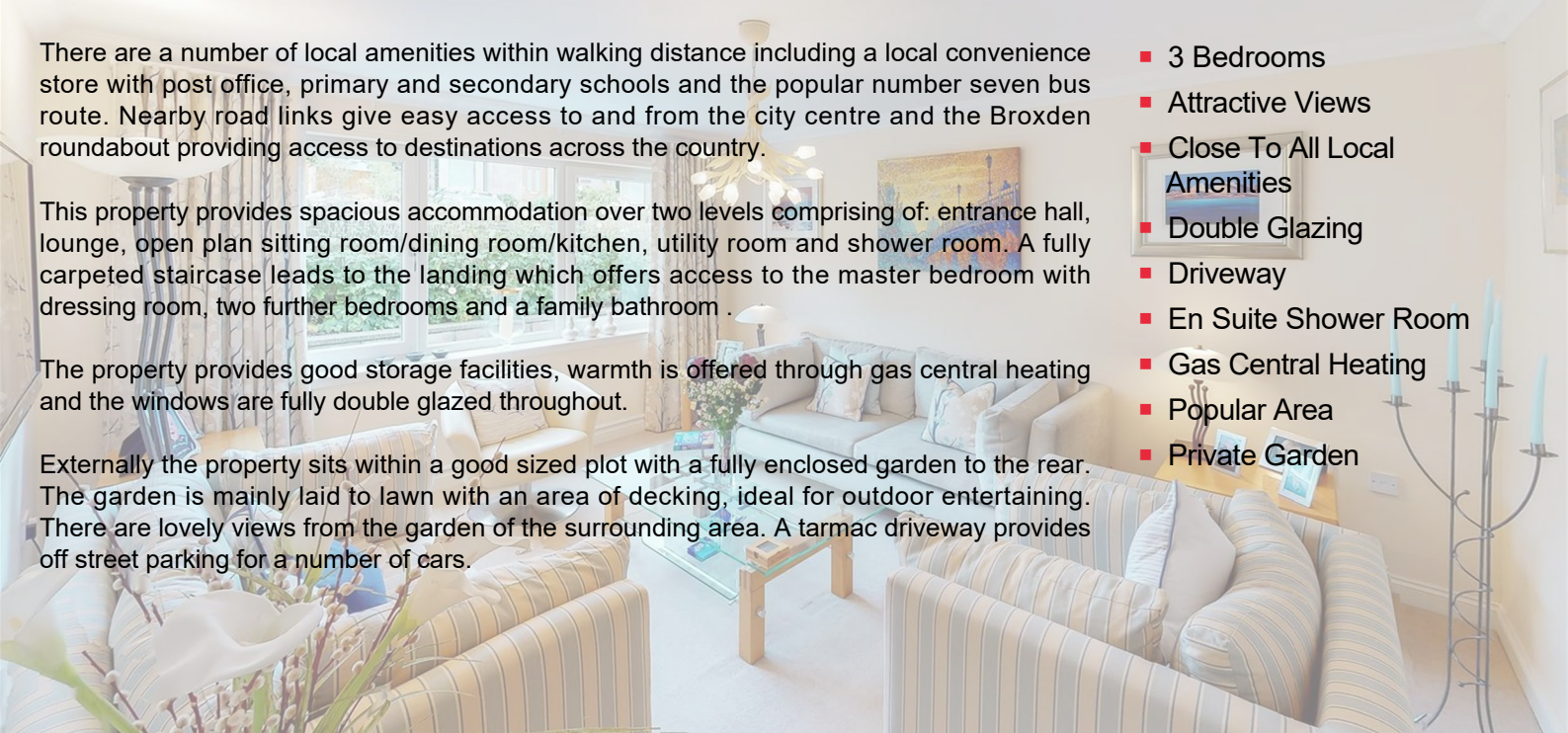
There are a number of local amenities within walking distance including a local convenience store with post office, primary and secondary schools and the popular number seven bus route. Nearby road links give easy access to and from the city centre and the Broxden roundabout providing access to destinations across the country.

This property provides spacious accommodation over two levels comprising of: entrance hall, lounge, open plan sitting room/dining room/kitchen, utility room and shower room. A fully carpeted staircase leads to the landing which offers access to the master bedroom with dressing room, two further bedrooms and a family bathroom.

The property provides good storage facilities, warmth is offered through gas central heating and the windows are fully double glazed throughout.

Externally the property sits within a good sized plot with a fully enclosed garden to the rear. The garden is mainly laid to lawn with an area of decking, ideal for outdoor entertaining. There are lovely views from the garden of the surrounding area. A tarmac driveway provides off street parking for a number of cars.

- 3 Bedrooms
- Attractive Views
- Close To All Local Amenities
- Double Glazing
- Driveway
- En Suite Shower Room
- Gas Central Heating
- Popular Area
- Private Garden

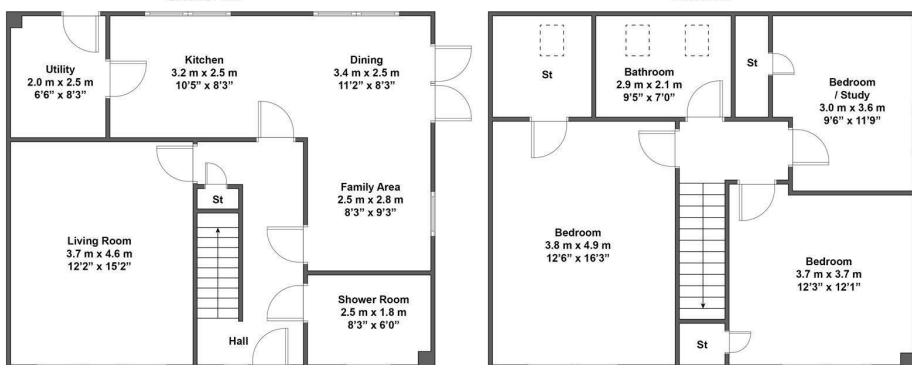


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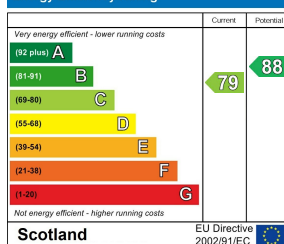
Plan not to scale.
For illustrative purposes only.

Ground Floor

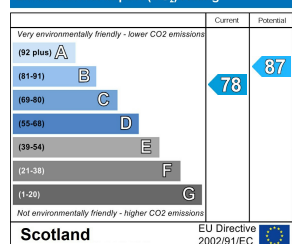
First Floor



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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