



**Premier
Properties**
Perth



Kirkgate House Tron Square, Perth, PH2 0RG

Offers Over £220,000

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The property offers spacious accommodation spread over two floors and comprises on the ground floor, entrance hallway and open plan living area/kitchen. On the first floor there is a bathroom and two bedrooms.

Heat is provided via gas central heating and the windows are double glazed throughout.

Externally the property benefits a low maintenance, fully enclosed rear garden. On street parking is available.

Dunning is a small village steeped in history. In the village, there are a range of services including a primary school, shop, café, pub, tennis court, bowling green and golf club. A wider range of services and amenities can be found in Auchterarder, including primary and secondary schools. Private education is available at Morrison's Academy and Ardvreck Preparatory School in Crieff, and Craigclowan, Strathallan, Dollar Academy, Kilgraston and Glenalmond are all also within easy reach. Nearby Gleneagles Hotel is a resort geared for enjoyment and offering a wide range of sports and leisure facilities.

- 2 Bedrooms
- Double Glazing
- Gas Central Heating
- Move In Condition
- Village Location





Map data ©2025

Energy Efficiency Rating

Rating Class	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Current Rating		70	90

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2010/28/EC

Environmental Impact (CO₂) Rating

Rating Class	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Current Rating		68	90

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2010/28/EC

FLOOR 1 40.5 m² (436 sq.ft.) FLOOR 2 41.0 m² (442 sq.ft.)
TOTAL : 81.5 m² (878 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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