



**Premier  
Properties**  
Perth



## Kirkgate House Tron Square, Perth, PH2 0RG

### Offers Over £199,995

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Presented in move in condition, the property offers spacious accommodation spread across two floors comprising: Entrance hallway and open plan living area/modern kitchen featuring wood beamed ceiling and French doors, providing access to the pretty garden. On the first floor there are two generously sized bedrooms with a family bathroom completing this lovely home.

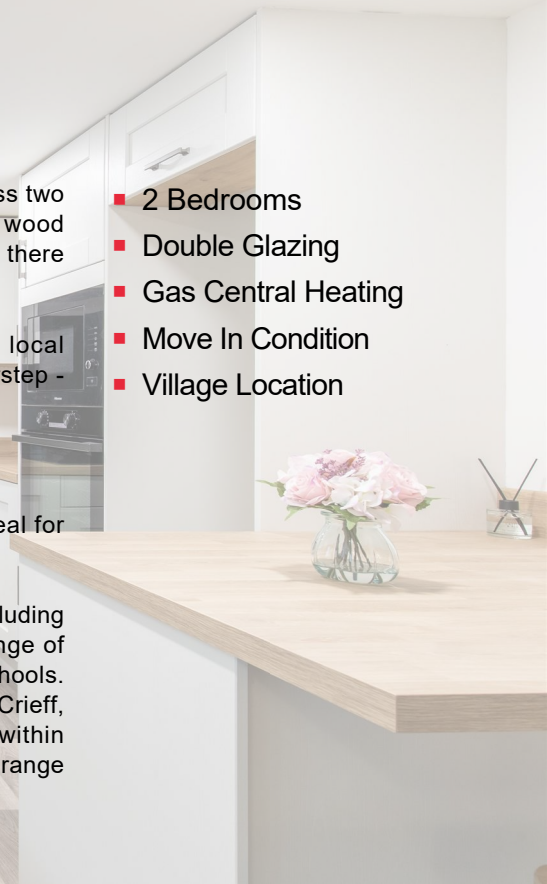
Boasting an enviable position overlooking St Serfs Church and yard, it is close to all local amenities, including the popular Kirkstyle Inn. There is also a bus stop right on your doorstep - ideal for commuting to Perth or other nearby facilities.

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

Externally the property benefits from a low maintenance, fully enclosed rear garden - ideal for relaxing during the warmer weather. 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

FLOOR 1 40.5 m<sup>2</sup> (436 sq.ft.) FLOOR 2 41.0 m<sup>2</sup> (442 sq.ft.)  
TOTAL : 81.5 m<sup>2</sup> (878 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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The figure consists of two side-by-side bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO<sub>2</sub>) Rating'. Both charts compare the current rating (2009/15/EC) with the potential rating (2002/91/EC) for Scotland. The charts use a color-coded scale from A (green) to G (red) for energy efficiency and from A (blue) to G (grey) for environmental impact. The current rating is shown as a bar, and the potential rating is shown as a target bar with a green arrow indicating the gap.

Rating	Current (2009/15/EC)	Potential (2002/91/EC)
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Rating	Current (2009/15/EC)	Potential (2002/91/EC)
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		



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