



**Premier
Properties**
Perth



11 Evelyn Terrace, Perth, PH2 0BS

Offers Over £370,000

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This property would make an ideal home for a range of buyers from couples to families.

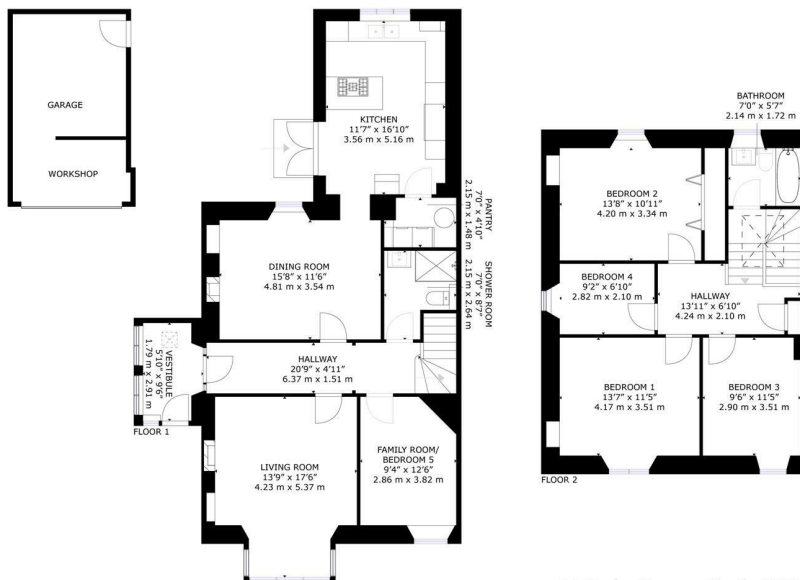
This spacious family home is presented in move-in condition benefitting from gas central heating, double glazing, private rear garden and off street parking.

The accommodation is as follows: Ground Floor - entrance porch and hallway, lounge with log burning stove, family room/bedroom, dining room, kitchen, utility cupboard and shower room. Half Landing - Bathroom. First Floor - Four Bedrooms.

To the front of the property there is a mono block driveway providing parking for a number of cars. The fully enclosed rear garden is mainly laid to lawn with a patio area to enjoy the finer weather.

Location: The property is within close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.

- 5 Bedrooms
- 2 Public Rooms
- Double Glazing
- Gas Central Heating
- Immaculately Presented
- Log Burning Stove
- Move In Condition
- Popular Area
- Private Garden



11 Evelyn Terrace, Perth, PH2 0BS
GROSS INTERNAL AREA
FLOOR 1: 1033 sq.ft, 96 m², FLOOR 2: 710 sq.ft, 66 m²
TOTAL: 1743 sq.ft, 162 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		85
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C	69	
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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