

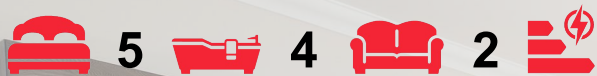


**Premier
Properties**
Perth



1 Brandywell Road, Perth, PH2 9GY

Offers Over £410,000



The property is close to all amenities including local shop, village inn and restaurant, cafe's and primary school. Only a short drive from Bridge of Earn and ten minutes from the City of Perth. This property also benefits from being just a couple of minutes from all major transport links to Dundee, Glasgow, Edinburgh and the North.

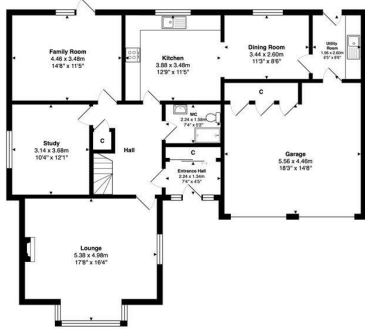
Accommodation comprises : GROUND FLOOR entrance vestibule, welcoming hallway, large bright lounge, sitting room, playroom, open plan kitchen/dining room, utility room and wet room. FIRST FLOOR landing, principal bedroom with en suite dressing room and shower room, bedroom two with en suite shower room, three further bedrooms and family bathroom.

Warmth is offered through oil central heating and the windows are fully double glazed throughout.

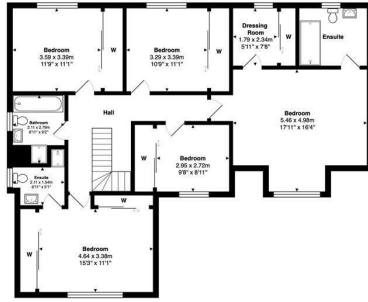
The property sits on a good sized plot with a mono-bloc driveway to the front providing parking and leading to the double garage. The front garden is a mainly laid to lawn. The private rear garden is fully enclosed, which features a large lovely lawn and patio area.

- 4 Bathrooms
- 5 Bedrooms
- Double Garage
- Double Glazing
- Immaculately Presented
- Oil Central Heating
- Off Street Parking
- Private Garden
- Sought After Location





Ground Floor



First Floor



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

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



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