



**Premier
Properties**
Perth



6 Orchard Place, Perth, PH2 0HS Offers Over £145,000



The three well-proportioned bedrooms provide ample space, while the family bathroom ensures convenience for all. With gas central heating and double-glazed windows, the home offers warmth and comfort throughout the year.

Outside, the property features both front and rear gardens, providing a delightful outdoor space for gardening enthusiasts or simply enjoying the fresh air. On-street parking is also available, adding to the practicality of this lovely home.

Location: The property is within close proximity to a number of nearby amenities including primary schools, local shop, 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 be gained to the M90 motorway via the nearby Edinburgh Road. EPC - D



- 3 Bedrooms
- Sought- After Area
- Gas Central Heating
- Double Glazing
- Front & Rear Gardens
- On Street Parking



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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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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