



**Premier  
Properties**  
Perth



## Ardenlea Cowgate, Southbank, Perth, PH2 7QS

### Offers Over £135,000

 3  1  1  D

Set over two levels, this well-presented home offers spacious and versatile living accommodation throughout. The ground floor comprises a welcoming entrance hall, a generously sized living room, a well-appointed kitchen, and a third bedroom which can also serve as a home office or guest room.

Upstairs, the property boasts two fantastic-sized double bedrooms and a modern family bathroom, providing ample space for family living.

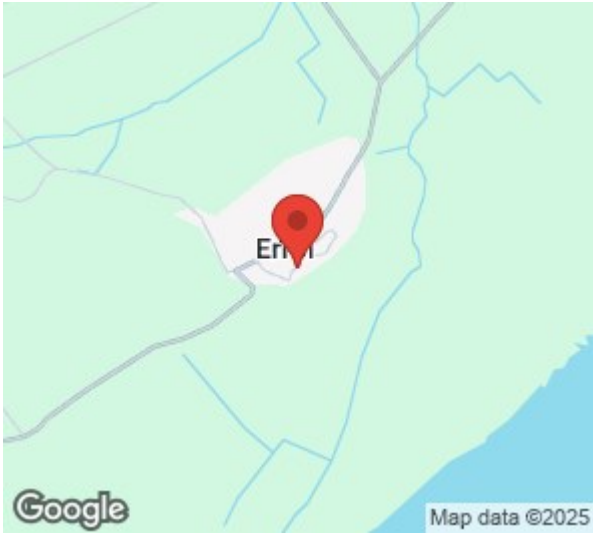
The home benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round.

Occupying a private plot, the property enjoys excellent garden grounds, mainly laid to lawn —perfect for families, outdoor entertaining, or gardening enthusiasts. On-street parking is available.

- 3 spacious bedrooms
- Close to local amenities
- Easy access to transport
- Ideal family home
- Viewing recommended
- Perfect first time buy
- Fantastic sized garden grounds







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	67	78		69	79
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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