



**Premier
Properties**
Perth



22 Destiny Drive, Perth, PH2 6GJ

Offers Over £375,000

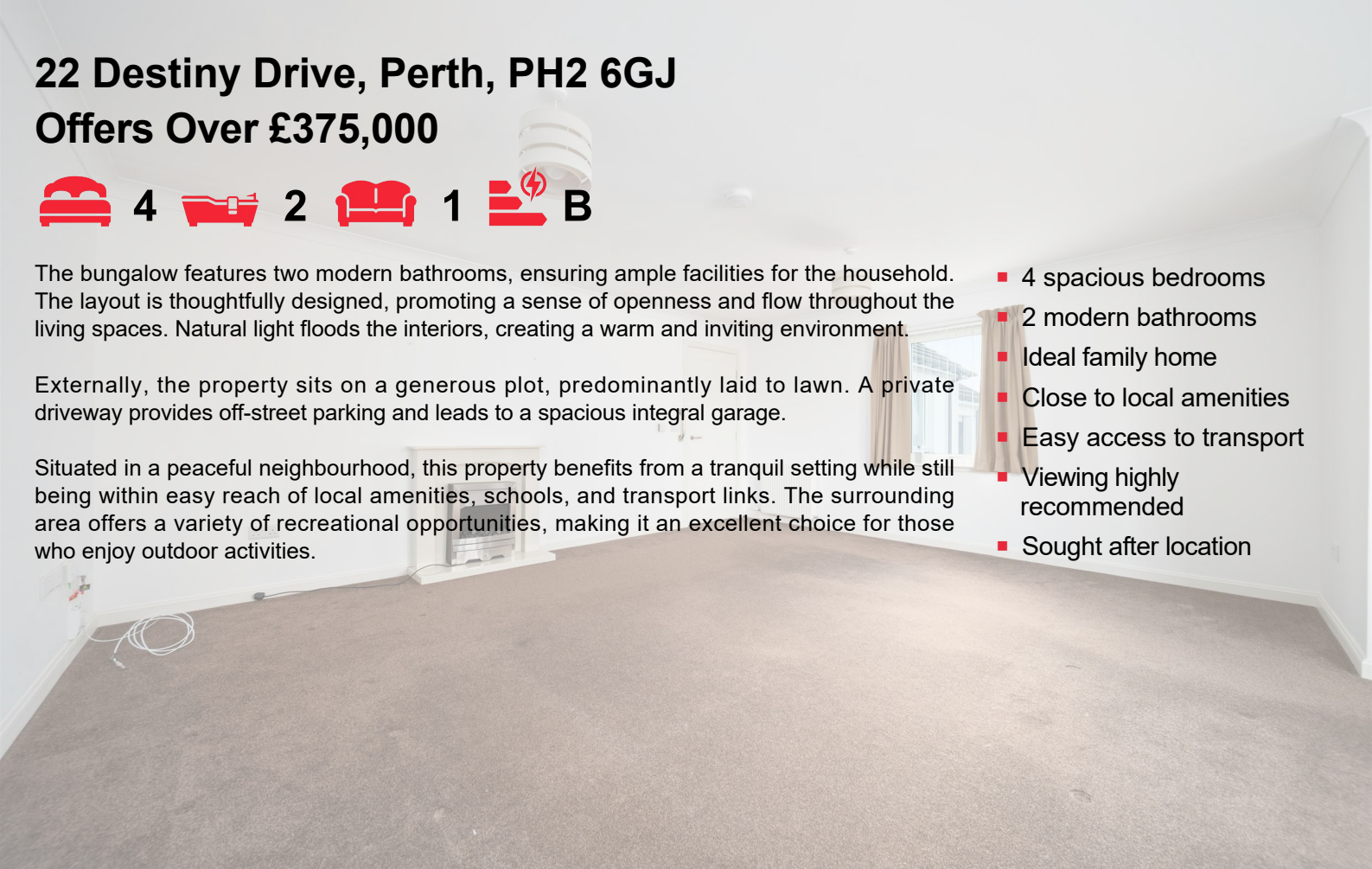
 4  2  1  B

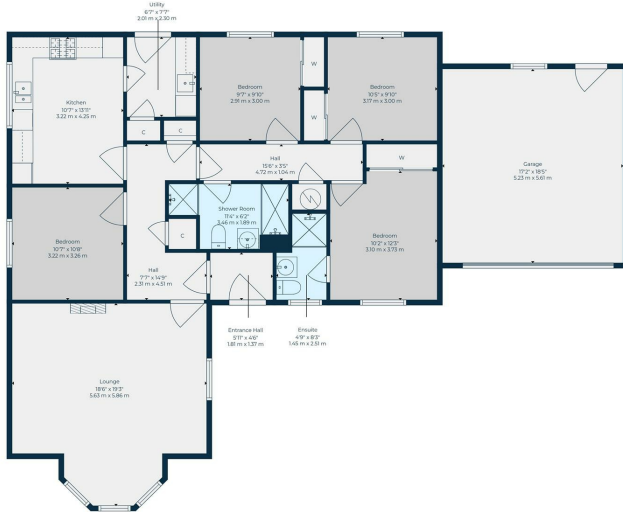
The bungalow features two modern bathrooms, ensuring ample facilities for the household. The layout is thoughtfully designed, promoting a sense of openness and flow throughout the living spaces. Natural light floods the interiors, creating a warm and inviting environment.

Externally, the property sits on a generous plot, predominantly laid to lawn. A private driveway provides off-street parking and leads to a spacious integral garage.

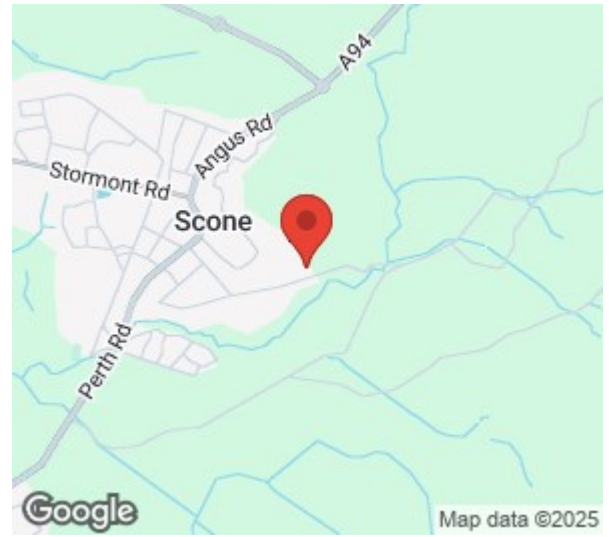
Situated in a peaceful neighbourhood, this property benefits from a tranquil setting while still being within easy reach of local amenities, schools, and transport links. The surrounding area offers a variety of recreational opportunities, making it an excellent choice for those who enjoy outdoor activities.

- 4 spacious bedrooms
- 2 modern bathrooms
- Ideal family home
- Close to local amenities
- Easy access to transport
- Viewing highly recommended
- Sought after location





22 DESTINY DRIVE, SCONE, PERTH, PH2 6GJ
TOTAL: 1265 sq. ft, 118 m²
 GROUND FLOOR: 1265 sq. ft, 118 m²
 EXCLUDED AREAS: GARAGE: 316 sq. ft, 29 m², UTILITY: 50 sq. ft, 5 m², WALLS: 111 sq. ft, 10 m²
 Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		81	85
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		82	83
EU Directive 2002/91/EC			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.