



## Coach House Thorntree Square, Perth, PH2 0RP

Offers Over £215,000



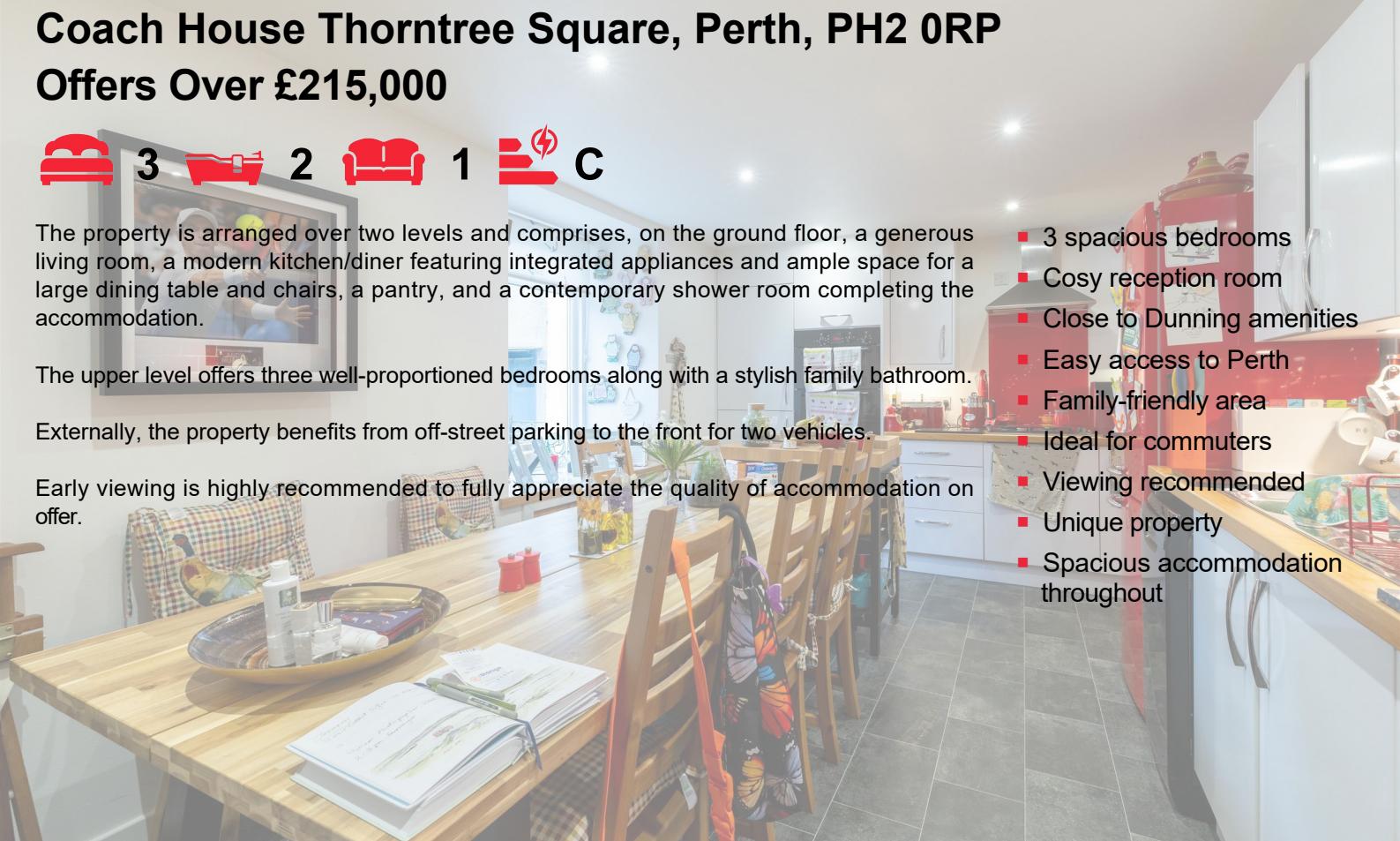
The property is arranged over two levels and comprises, on the ground floor, a generous living room, a modern kitchen/diner featuring integrated appliances and ample space for a large dining table and chairs, a pantry, and a contemporary shower room completing the accommodation.

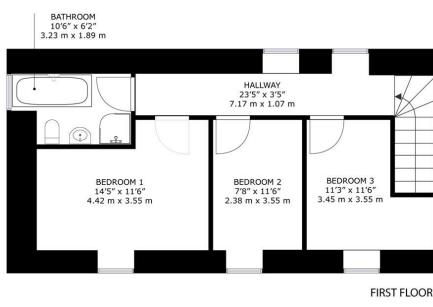
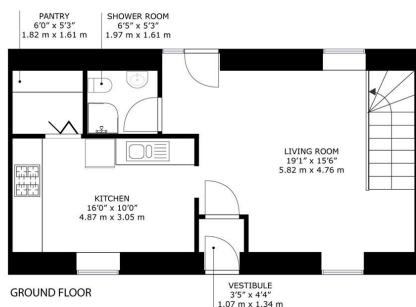
The upper level offers three well-proportioned bedrooms along with a stylish family bathroom.

Externally, the property benefits from off-street parking to the front for two vehicles.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

- 3 spacious bedrooms
- Cosy reception room
- Close to Dunning amenities
- Easy access to Perth
- Family-friendly area
- Ideal for commuters
- Viewing recommended
- Unique property
- Spacious accommodation throughout





### Coach House, Thorntree Square, Dunning, PH2 0RP

GROUND FLOOR : 554 sq. ft. 51.5 m<sup>2</sup> FIRST FLOOR : 513 sq. ft. 47.7 m<sup>2</sup>  
TOTAL: 1067 sq. ft. 99.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Scotland		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.

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