



**Premier
Properties**
Perth



2 Balhousie Street, Perth, PH1 5HJ

Offers Over £327,500

 **5**  **2**  **2**  **D**

Balhousie Street is ideally located to take advantage of all amenities found in the City Centre just a few minutes away, without compromising the benefits of a peaceful residential street. The convenience of the location enables easy access to all local amenities, including Perth Centre which provides all High Street shopping, a wide range of reputable Primary and Secondary schooling, as well as quick access to both Perth Train and Bus Stations, ideal for the commuter.

The property benefits from traditional period features including high skirtings, coving, ceiling roses and ornate fireplaces in the public rooms, as well as been finished to a modern standard throughout.

The accommodation is split over three levels and comprises of:

GROUND FLOOR: entrance vestibule, hall, lounge, dining room, study/bedroom, kitchen with open plan sun room and toilet.

FIRST FLOOR: Main bedroom with en suite shower room, bedroom 3 and family bathroom.

SECOND FLOOR: Two further bedrooms.

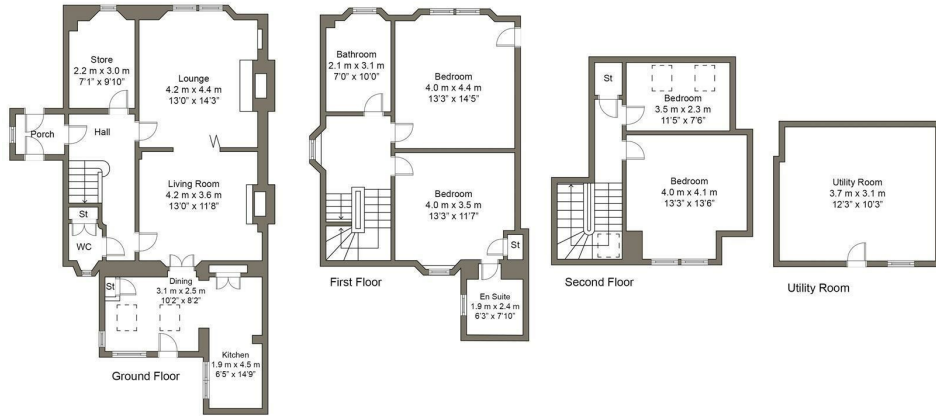
Warmth is offered through gas central heating and the windows are double glazed throughout.

Externally the property benefits from a mono-blocked driveway to the front and a fully enclosed rear garden with patio and decking areas, ideal for outdoor dining in the summer months. There is also a detached brick built store with light and power included in the sale.

- 5 Bedrooms
- 2 Public Rooms
- Character And Charm
- Close To All Local Amenities
- Decking Area
- Double Glazing
- Driveway
- Gas Central Heating
- Private Rear Garden



2 Balhousie Street, Perth PH1 5HU
 Plan not to scale.
 For illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (92 plus)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20) 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 A (92 plus)	78
B (81-91)	
C (69-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20) Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC	



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