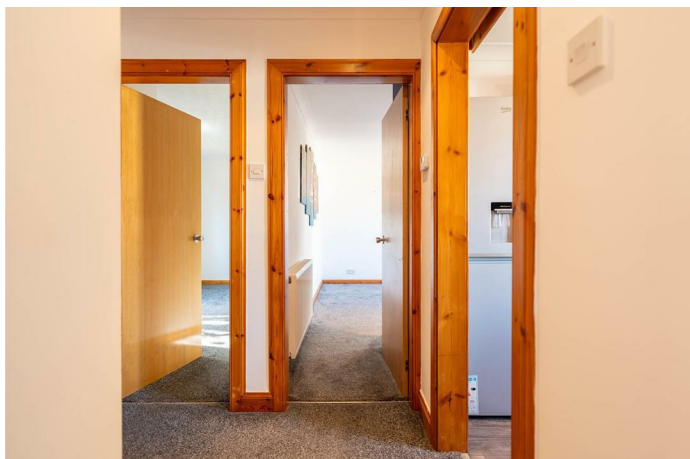


Simple Approach



Estate Agents



**94A Dunsinane Drive, Perth
PH1 2EL**

Offers over £107,950

This bright and spacious ground floor flat is situated on Dunsinane Drive in Perth, offering well-proportioned accommodation throughout and making an ideal home for a range of buyers. The property comprises a welcoming lounge, a good sized kitchen, two generous bedrooms and a bathroom with a shower over bath.

The property benefits from gas central heating and double glazing throughout. Externally, there is a large private driveway to the front providing ample off-street parking, along with a private rear garden featuring a decking area, creating a pleasant outdoor space for relaxing or entertaining. The property is conveniently located for access to a range of local amenities, transport links and schools, making this a great opportunity for those looking for a comfortable home in a popular Perth location.

Lounge

13'7" x 14'4" (4.15 x 4.37)

Kitchen

10'0" x 8'4" (3.07 x 2.56)

Bedroom One

9'4" x 12'2" (2.85 x 3.71)

Bedroom Two

9'5" x 7'1" (2.89 x 2.18)

Bathroom

5'10" x 5'9" (1.79 x 1.77)





- Move In Condition Ground Floor Flat
- Two Generous Bedrooms
- Large Private Driveway For 5/6 Cars
- Good Sized Kitchen
- Private Rear Garden
- Very Sought After Location
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing



94A DUNSINANE DRIVE, PERTH, PH1 2EL

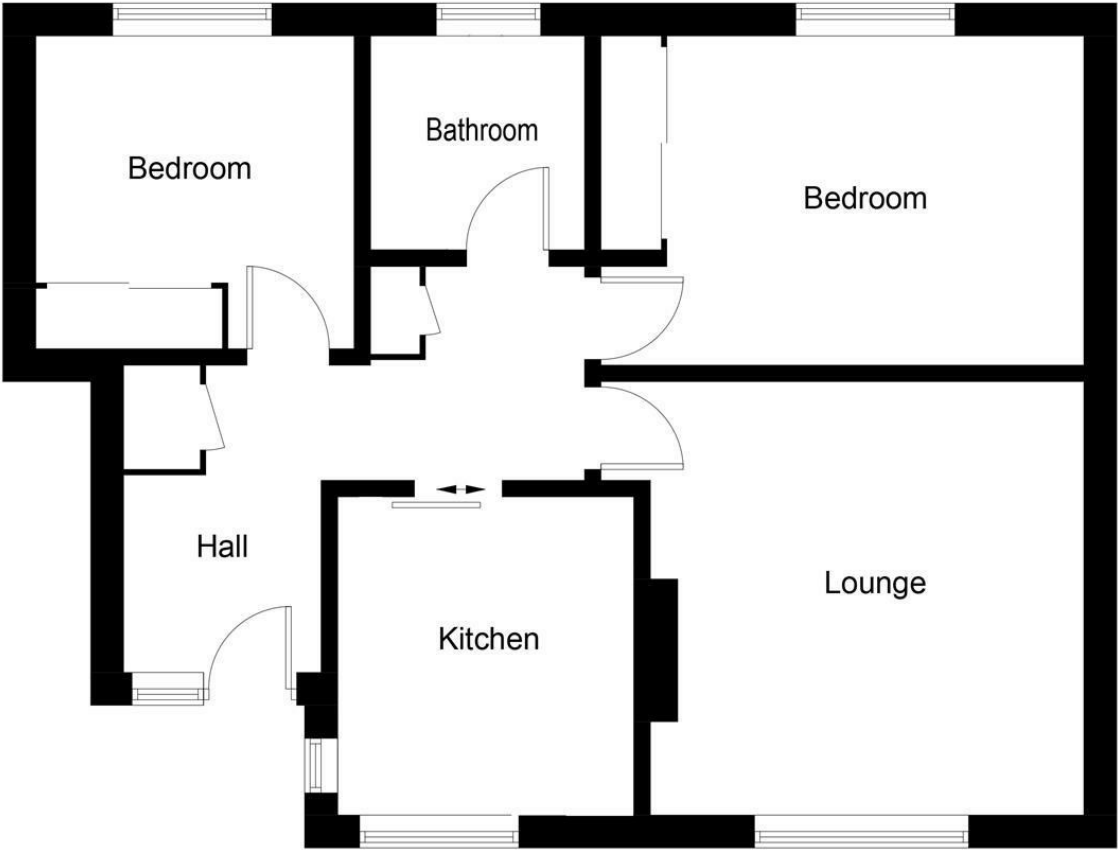
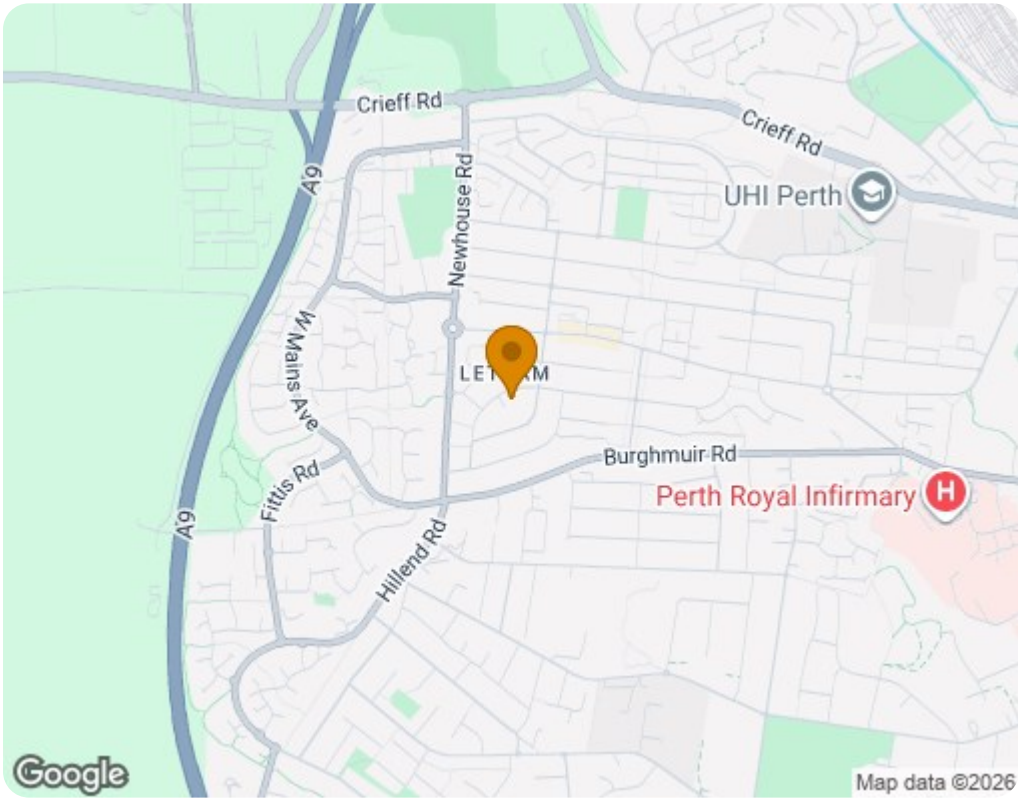


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337679)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC