



**Premier
Properties**
Perth



19 Dunkeld Road, Perth, PH1 5RL Offers Over £75,000

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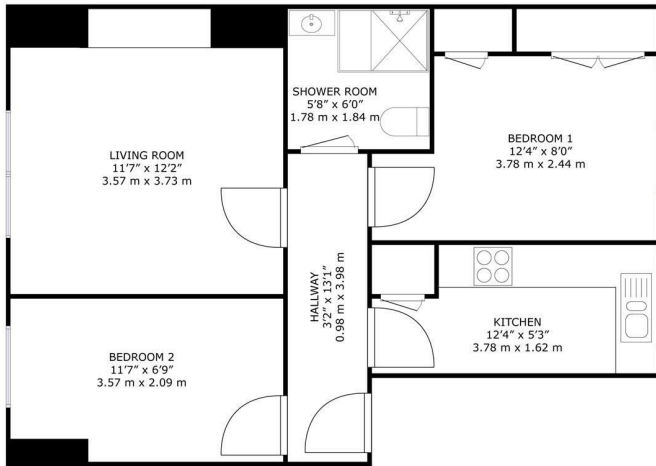
Upon entering the property, you are welcomed by a bright entrance hall that leads to a spacious lounge. The flat features two generously sized double bedrooms. The kitchen is well-equipped, making it a practical area, while the shower room adds to the overall functionality of the home.

Outside, the property boasts shared garden grounds to the rear, offering a pleasant outdoor space for residents to enjoy.

The property is within easy reach of Perth City Centre, with access to shops, cafés, restaurants, leisure facilities and transport links.

- Spacious 2-bed flat
- Walking distance to city centre
- Large lounge
- Two double bedrooms
- Shower room
- Shared rear garden
- Located on Dunkeld Road
- Close to local amenities





Flat 24 Shields Place, 19 Dunkeld Road, Perth, PH1 5RL

GROSS INTERNAL AREA
TOTAL: 517 sq.ft, 48.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	88	90
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53	76	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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