



**Premier
Properties**
Perth



10 Lady Nairne Drive, Perth, PH1 1RF

Offers Over £245,000



The bungalow boasts a well-thought-out layout, comprising of ; Entrance hallway, lounge, modern kitchen, family bathroom and three bedrooms.

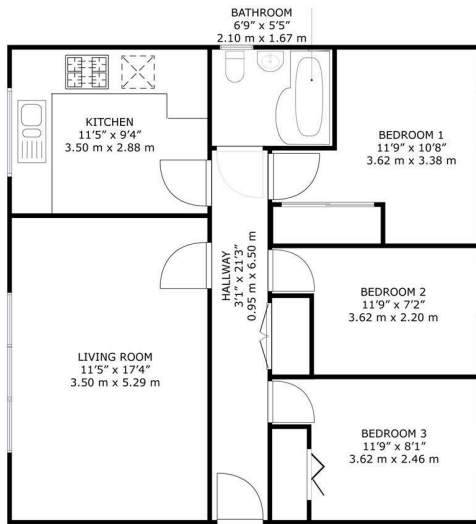
Heating is provided via gas central heating and the windows are double glazed throughout.

Externally there is garden grounds to the front and rear. Off street parking is available to the front via the driveway that leads to the single garage. The private rear garden is fully enclosed and private and is mainly laid to lawn.

One of the standout features of this property is its prime location. Residents will benefit from easy access to a variety of amenities, including several supermarkets for your everyday needs. The local bus route and travel links ensure that commuting and exploring the surrounding areas is both simple and efficient.

This bungalow is not only a lovely home but also a fantastic opportunity for those looking to settle in a family-friendly neighbourhood. With its blend of comfort, convenience, and accessibility, this property is sure to appeal to a wide range of buyers.

- 3 bedrooms
- Detached bungalow
- Sought-after family area
- Close to schools and shops
- Easy access to travel links
- Driveway
- Single garage
- Enclosed rear garden
- Gas central heating



10 Lady Nairne Drive, Perth, PH1 1RF

GROSS INTERNAL AREA
TOTAL: 745 sq.ft. 69.2 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		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) 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	



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.