



**Premier
Properties**
Perth



39 Ash Grove, Perth, PH1 1DR Offers Over £260,000



Venturing to the first floor, you will find two additional bedrooms, providing ample space for family or guests, along with a separate toilet for added convenience. The property benefits from electric heating and double-glazed windows throughout, ensuring a comfortable living environment year-round.

Externally, the house boasts off-street parking via a driveway that leads to a single detached garage, offering both security and ease of access. The rear garden is a true highlight, featuring a private and well-maintained space that is perfect for relaxation or outdoor activities.

This delightful home is not only well-situated but also offers a versatile layout that caters to a variety of lifestyles. Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity.

- 3 bedrooms
- Sought after Oakbank location
- Detached house
- 3 public rooms
- Electric heating
- Double glazed windows
- Private, well-maintained garden
- Off-street parking available
- Single detached garage

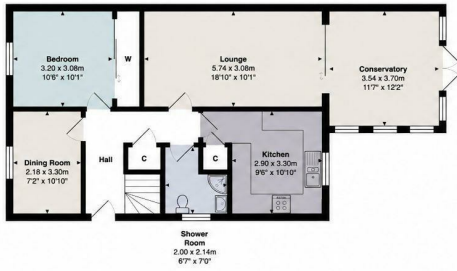




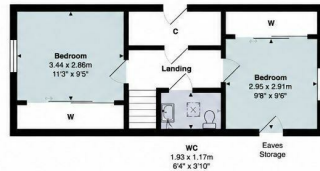
39 Ashgrove, Perth, PH1 1DR

Total Area: 116.0 m² ... 1249 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			69
81-91 B			
69-80 C			
55-68 D			
38-54 E			
21-38 F			
1-20 G		33	
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		85
(81-91) B		
(69-80) C		
(55-68) D	71	
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk