



**Premier
Properties**
Perth



10 Dupplin Road, Perth, PH2 7EN

Offers Over £275,000

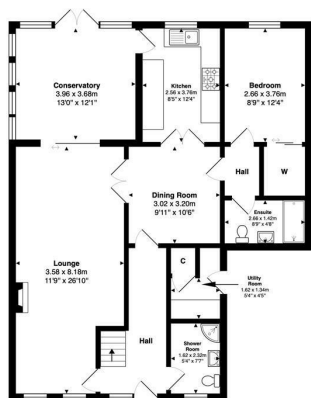
 3  2  3  C

Set over two levels, the accommodation comprises a welcoming entrance hall, a fantastic-sized living room which opens into a bright conservatory with access to the stunning rear garden grounds, a well-appointed kitchen, dining room, and a generous principal bedroom with en-suite shower room. The ground floor is further complemented by a shower room. On the upper level, there are two further spacious double bedrooms along with a convenient W.C.

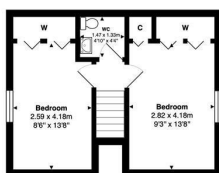
Externally, the property occupies a fantastic-sized plot with beautifully maintained garden grounds to the front and rear. Off-street parking is available via a private driveway. The landscaped rear garden is mainly laid to lawn and features a patio area, ideal for outdoor dining and relaxing during the summer months. The garden further benefits from a pond, greenhouse, and sheds, creating a wonderful outdoor space to enjoy.

Early viewing is highly recommended as this fantastic home is sure to be popular.

- 3 spacious reception rooms
- 3 double bedrooms
- Sought after location
- Quiet residential area
- Close to local amenities
- Easy access to transport links
- Ideal family home



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	74	76
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		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	70	73
EU Directive 2002/91/EC		



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