



**Premier  
Properties**  
Perth



## 59 Dunkeld Road, Perth, PH1 5RP Offers Over £278,000

 5  6  2  D

Upon entering, you are welcomed by a charming entrance vestibule that leads into a spacious hallway. The ground floor boasts two reception rooms, including a bright living room and a formal dining room, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen is designed for functionality, while a rear hall provides access to additional utility space, including a boiler room and a bathroom.

The first floor landing leads to four of the five bedrooms, each designed with comfort in mind and equipped with en-suite facilities. This thoughtful layout is ideal for larger families or those who frequently host visitors.

The property benefits from gas central heating and the windows are double glazed throughout.

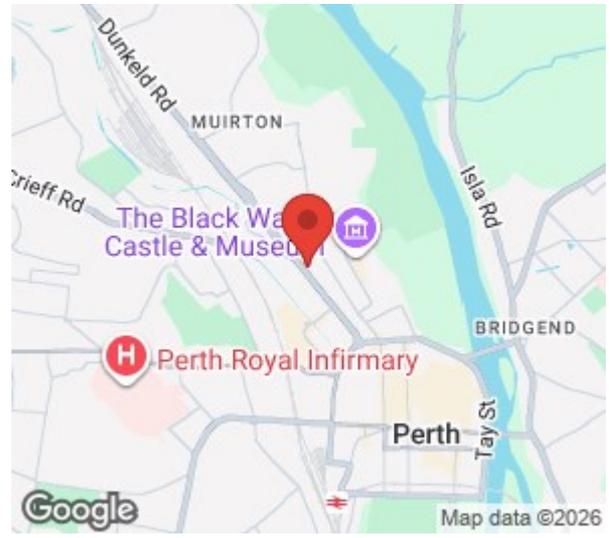
Externally, the villa features garden grounds to the rear, providing a tranquil outdoor space for relaxation or play. Additionally, there are two parking spaces available at the front, offering convenience for residents and guests alike.

**Location:** The property has a superb city centre location within walking distance of the North Inch Parklands and amongst the local cafes, shops, restaurants, the Theatre and Concert Hall. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen with the road links, train and bus stations all close by.

- 5 bedrooms
- 6 bathrooms
- Located on Dunkeld Road
- Private rear garden
- Gas central heating
- Double glazed windows
- 2 parking spaces
- Viewing recommended



**59, Dunkeld Road Perth, PH1 5RP**  
 GROSS INTERNAL AREA  
 FLOOR 1 93.6 m<sup>2</sup> (1,008 sq.ft.) FLOOR 2 86.5 m<sup>2</sup> (931 sq.ft.)  
 TOTAL : 180.1 m<sup>2</sup> (1,939 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
62	77	55	72

Scotland EU Directive 2002/91/EC



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