



**Premier
Properties**
Perth



The Old Schoolhouse Station Road, Perth, PH2 7QB Offers Over £240,000

 3  1  1  E

Arranged over two levels, the property opens with a welcoming entrance hall showcasing beautiful traditional features. The contemporary kitchen is well-appointed with integrated appliances and enhanced by large windows that flood the space with natural light. There is ample room for dining, complemented by an attractive feature fireplace, creating a warm and inviting heart of the home.

Upstairs, a spacious living room provides the perfect setting for relaxation, alongside three well-proportioned double bedrooms. A stylish, modern family bathroom completes the accommodation. The home further benefits from excellent storage solutions throughout.

Externally, the property enjoys a substantial, fully enclosed plot, predominantly laid to lawn. A private patio area offers an ideal space for outdoor dining and enjoying the summer months.

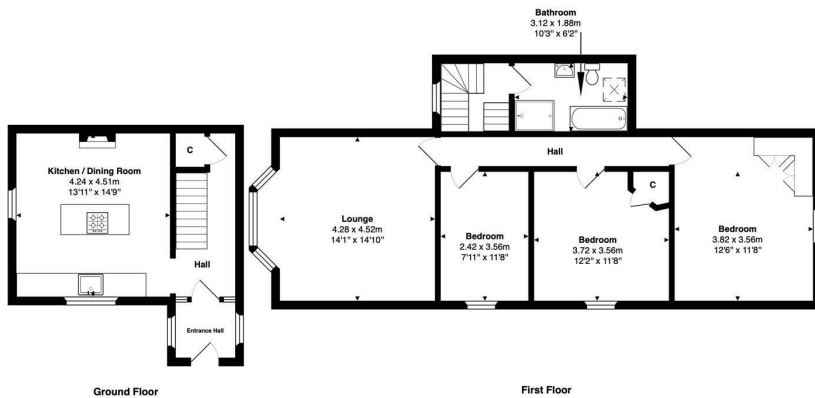
Properties of this nature rarely come to market, and early viewing is highly recommended.

- 3 spacious bedrooms
- 1 modern bathroom
- Close to Errol amenities
- Easy access to Perth
- Family-friendly area
- Ideal for commuters
- Viewing recommended
- Rare opportunity
- B Listed former schoolhouse



Total Area: 108.3 m² ... 1166 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
92 plus+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	54	
21-38 F		
1-20 G		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
92 plus+ A		
81-91 B		
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55-68 D		
39-54 E		
21-38 F		
1-20 G		

Not environmentally friendly - higher CO₂ emissions

Scotland

EU Directive 2002/91/EC

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