



**Premier
Properties**
Perth



28 Coll Place, Perth, PH1 3AY Offers Over £165,000



Presented across two levels, the property comprises: GROUND FLOOR: Entrance Hall, Lounge and Kitchen.

FIRST FLOOR: Landing, Three Bedrooms and Bathroom with WC.

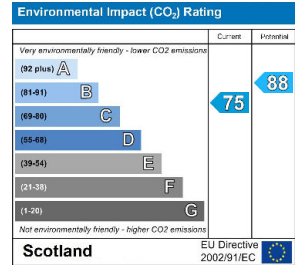
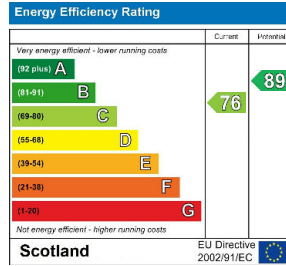
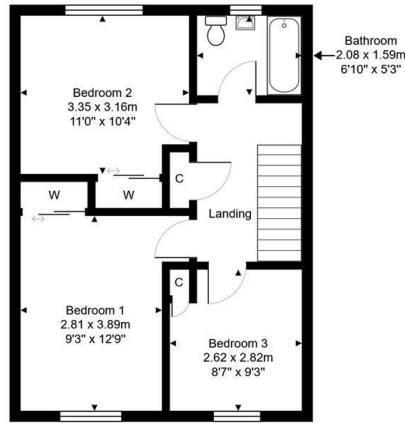
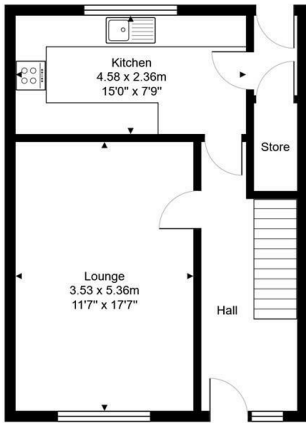
The property benefits from Gas Central Heating and Double Glazing throughout.

Externally, there are garden grounds to the front and rear, ideal for entertaining and enjoying the finer weather. There is also a brick store to the rear.

Location: This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, Perth Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away giving access to motorway and dual carriageway links to the larger cities such as Glasgow, Stirling, Edinburgh and Dundee.

- 3 Bedrooms
- Gas Central Heating
- Great First Time Buy
- Move In Condition
- Off Street Parking
- Private Garden





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.