



**Premier
Properties**
Perth



23 Unity Terrace, Perth, PH1 2BW

Offers Over £235,000

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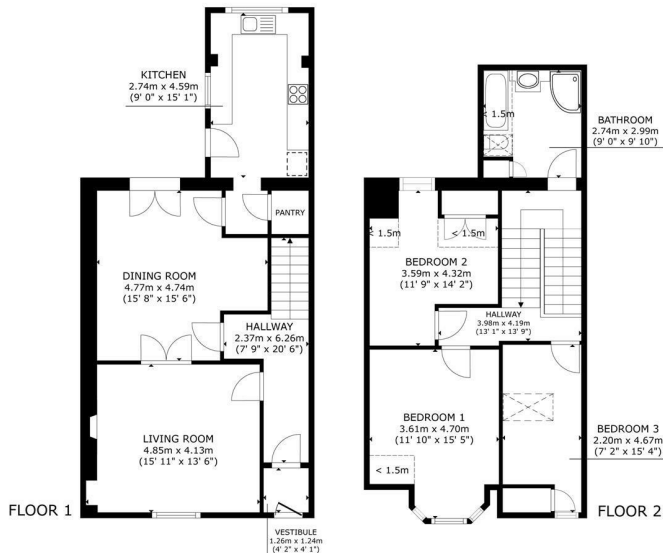
The accommodation comprises welcoming entrance hall, tastefully decorated spacious lounge, modern kitchen and dining room, 3 fantastic sized bedrooms with storage and a family bathroom.

Externally, the property benefits from a fully enclosed private garden which is mainly laid to lawn with a patio area, perfect for relaxation during the summer months. Additionally, the property has a summer house. Parking is offered off street to the front of the property.

Unity Terrace offers a peaceful, community-focused setting while remaining close to Perth's town centre. Residents enjoy easy access to city amenities, transport links, and the scenic public parks, river walks by the Tay, and countryside just beyond. It's a balanced locale for those seeking a suburban pace without being far from urban life.

- Sought After Location
- 3 Bedrooms
- Gas Central Heating
- Off Street Parking
- Double Glazing
- Beautifully Presented





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GROSS INTERNAL AREA
FLOOR 1 66.7 m² (718 sq.ft.) FLOOR 2 56.0 m² (602 sq.ft.)
EXCLUDED AREAS - REDUCED HEADROOM 4.9 m² (53 sq.ft.)
TOTAL : 122.7 m² (1,321 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		77
(81-91) B			(81-91) B		
(69-80) C	68		(69-80) C	64	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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