



**Premier  
Properties**  
Perth



## 1 Kinloch Place, Perth, PH1 2HF

### Offers Over £159,950

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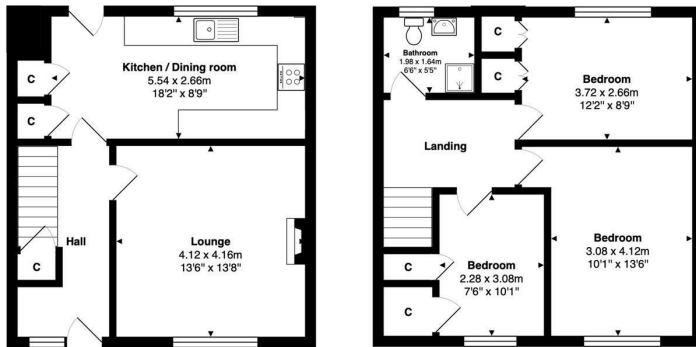
Upon entering, you will find a generous lounge that provides a welcoming space for relaxation and entertainment. The modern kitchen is well-equipped, making it a delightful area for cooking and family gatherings. The three bedrooms are thoughtfully designed, ensuring ample space for rest and personalisation. The family bathroom completes the layout.

Externally, the property boasts parking facilities at the front, along with well-maintained garden grounds both at the front and rear. The rear garden features a delightful summer house, an ideal spot for enjoying the warmer months and creating cherished memories with family and friends.

The home benefits from gas central heating and is fully double glazed, ensuring warmth and comfort throughout the year. Its prime location offers easy access to local amenities, including primary schools, bus routes to Perth city centre, and a Tesco supermarket. Additionally, the property provides quick access to the motorway, making it convenient for those commuting to Edinburgh.

- 3 Bedrooms
- Double Glazing
- Gas Central Heating
- Private Front & Rear Gardens
- Summer House
- Beautifully Presented





### Ground Floor

### First Floor



**Energy Efficiency Rating**

Very energy efficient - lower running costs

Rating	Current	EU Directive 2002/91/EC
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

70 77

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Rating	Current	EU Directive 2002/91/EC
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

Scotland EU Directive 2002/91/EC

74 78



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