



**Premier
Properties**
Perth



6 Christie Place, Perth, PH1 3FQ

Offers Over £265,000

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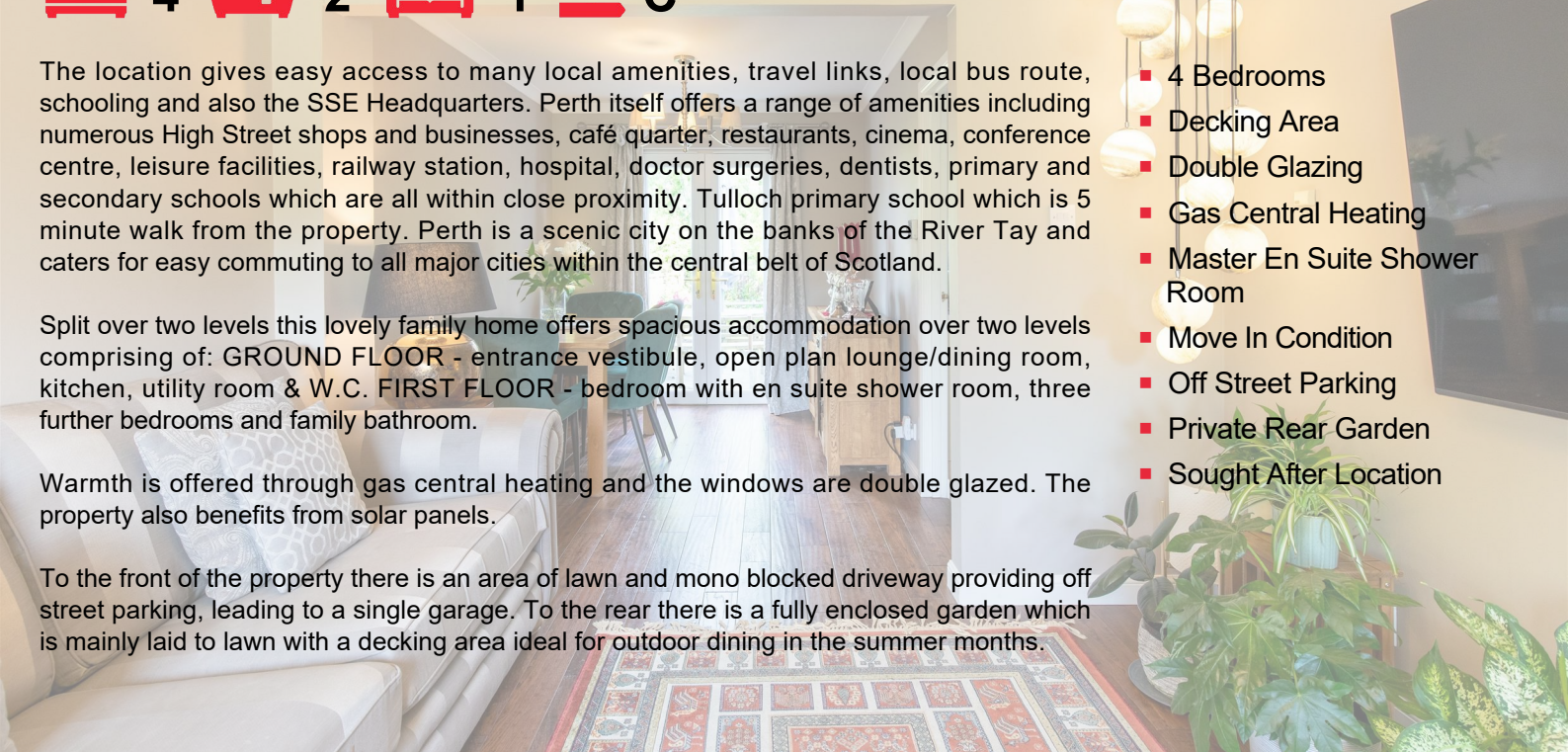
The location gives easy access to many local amenities, travel links, local bus route, schooling and also the SSE Headquarters. Perth itself offers a range of amenities including numerous High Street shops and businesses, café quarter, restaurants, cinema, conference centre, leisure facilities, railway station, hospital, doctor surgeries, dentists, primary and secondary schools which are all within close proximity. Tulloch primary school which is 5 minute walk from the property. Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.

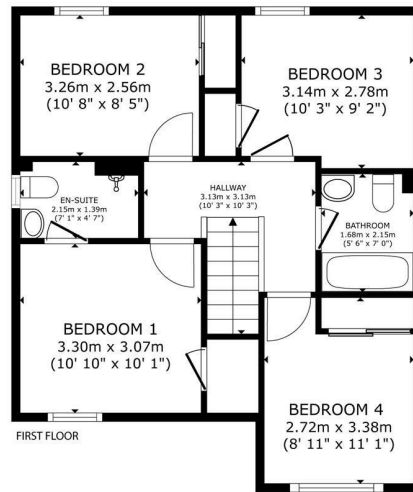
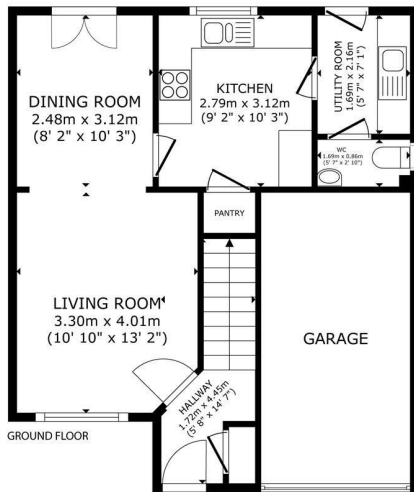
Split over two levels this lovely family home offers spacious accommodation over two levels comprising of: GROUND FLOOR - entrance vestibule, open plan lounge/dining room, kitchen, utility room & W.C. FIRST FLOOR - bedroom with en suite shower room, three further bedrooms and family bathroom.

Warmth is offered through gas central heating and the windows are double glazed. The property also benefits from solar panels.

To the front of the property there is an area of lawn and mono blocked driveway providing off street parking, leading to a single garage. To the rear there is a fully enclosed garden which is mainly laid to lawn with a decking area ideal for outdoor dining in the summer months.

- 4 Bedrooms
- Decking Area
- Double Glazing
- Gas Central Heating
- Master En Suite Shower Room
- Move In Condition
- Off Street Parking
- Private Rear Garden
- Sought After Location





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GROSS INTERNAL AREA
FLOOR 1 43.2 m² (465 sq.ft.) FLOOR 2 55.3 m² (595 sq.ft.)
EXCLUDED AREAS: GARAGE 14.4 m² (155 sq.ft.)
TOTAL: 98.5 m² (1,060 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		78	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
Scotland		76	78
EU Directive 2002/91/EC			



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.