



**Premier
Properties**
Perth



53 Innewan Gardens, Perth, PH1 4AZ

Offers Over £245,000

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Location: The charming village of Bankfoot lies approximately 8 miles north of Perth with easy access to the main A9 dual carriageway. The village has several amenities within easy walking distance. This includes a local village shop/supermarket, village inn/restaurant, tennis courts, bowling club, hairdresser & beauty salon, nursery, primary school and regular bus service. There is also a village church centre with a lovely new modern church and hub where a lot of local activities and clubs take place. A range of golf courses are also available close by in the areas of Perth and Dunkeld.

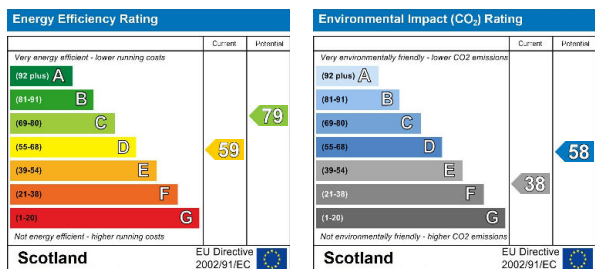
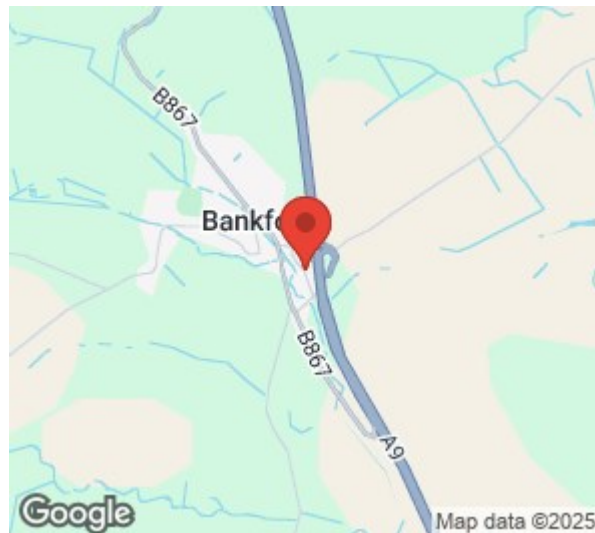
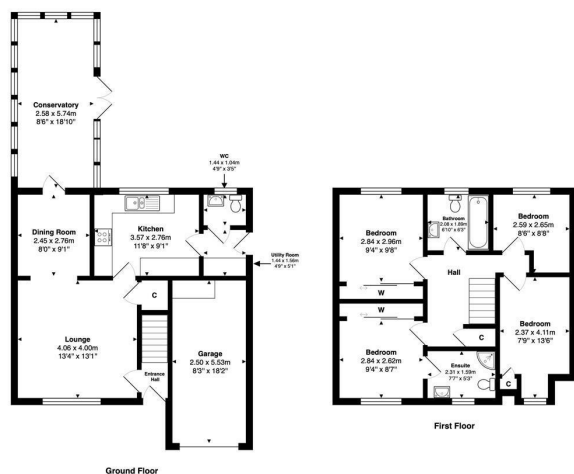
Split over two levels this lovely family home offers spacious accommodation comprising of: **GROUND FLOOR** - entrance hallway, lounge/dining room with conservatory off, kitchen, utility room & W.C. **FIRST FLOOR** - bedroom with en suite shower room, three further bedrooms and family bathroom.

Warmth is offered through electric night storage heating and the windows are double glazed throughout.

To the front of the property there is an area of lawn and gravel driveway providing off street parking, leading to a single garage. To the rear there is a private garden with decking area ideal for outdoor dining in the summer months.

Viewing is highly recommended to fully appreciate what this family home has to offer.

- 4 Bedrooms
- Conservatory
- Desirable Area
- Double Glazing
- Electric Heating
- En Suite Shower Room
- Front & Rear Gardens
- Move In Condition
- Off Street Parking
- Single Garage



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