



**Premier  
Properties**  
Perth



**17 Staffa Court, Perth, PH1 3AT**

**Offers Over £137,000**



This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short walk away from the Asda supermarket on the Dunkeld Road. There is a local bus stops nearby which allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inveralmond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow. Staffa Court is also located near a primary school and two secondary schools.

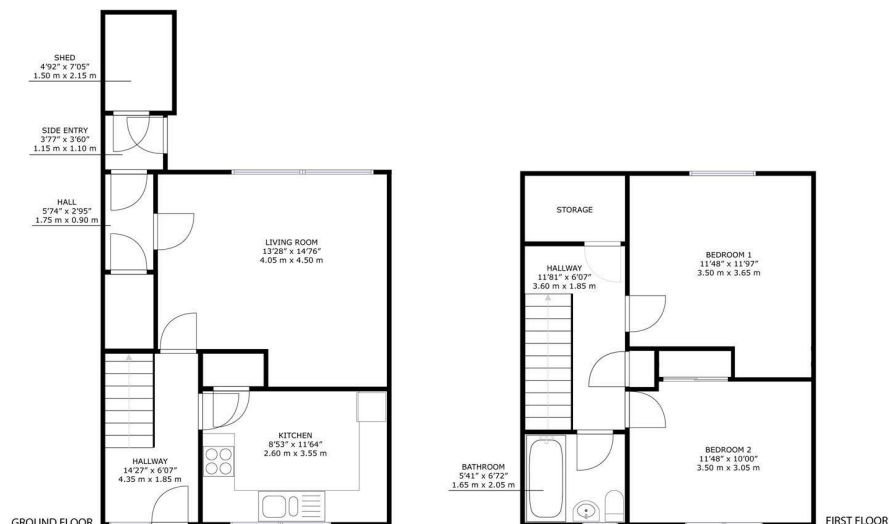
The accommodation comprises welcoming entrance hall, spacious lounge, kitchen/dining room, 2 double bedrooms with fantastic storage along with a box room which would make the perfect home office. A family bathroom completes the accommodation.

Externally, the property benefits from a fully enclosed private garden with shed. Parking is offered to the front of the property.

- 2 Double Bedrooms
- Popular residential area
- Double glazing
- Gas Central heating
- Private garden



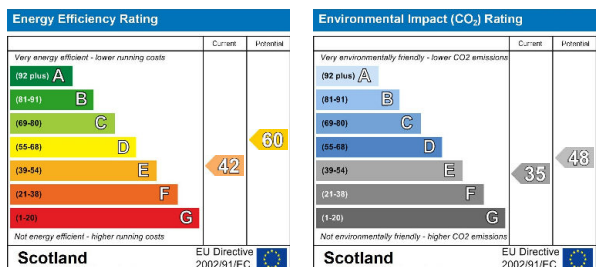




### 17, Staffa Court Perth, PH1 3AT

GROSS INTERNAL AREA  
FLOOR 1: 376 sq. ft. 35 m<sup>2</sup>, FLOOR 2: 337 sq. ft. 31.4 m<sup>2</sup>  
EXCLUDED AREAS: - SHED: 34 sq. ft. 3.25 m<sup>2</sup>  
TOTAL: 714 sq. ft. 66.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



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.

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