



**Premier
Properties**
Perth



22 Colonsay Street, Perth, PH1 3TU

Offers Over £135,000

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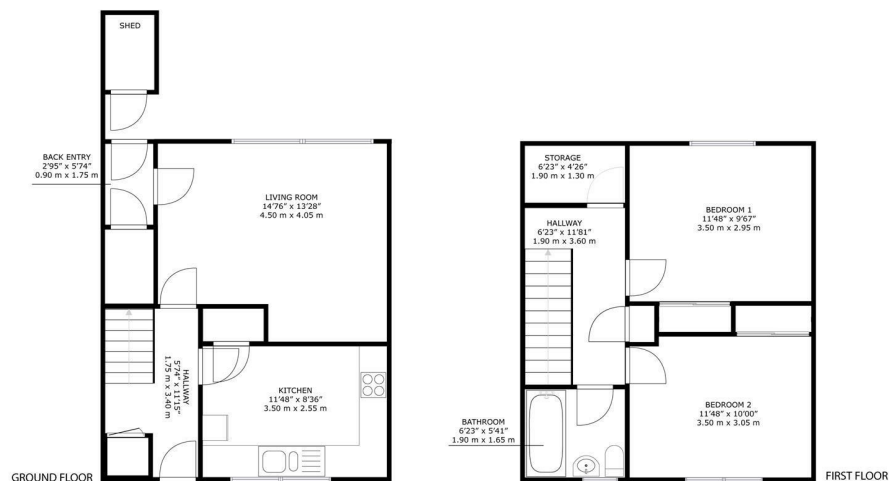
The property is set across two levels, Ground Floor- there is a bright and spacious entrance hall, fully fitted kitchen, good sized lounge and rear vestibule. First Floor- there is two double bedrooms both benefiting from fitted wardrobes, a box room and a bathroom completing the home.

Externally, there is a private south facing rear garden, benefiting from astroturf making it an easy low maintenance garden.

Heating is provided through gas central heating and double glazing.

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.

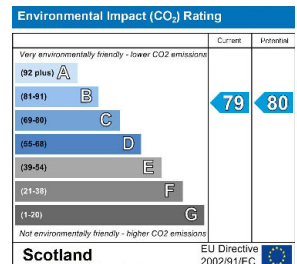
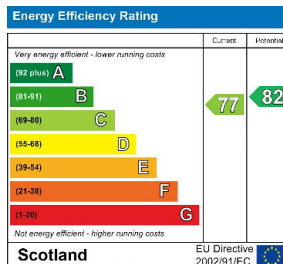
- 2 Bedrooms
- 1 Bathroom
- Gas Central Heating
- Move in Condition
- On Street Parking
- Private Rear Garden



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GROSS INTERNAL AREA
FLOOR 1: 359 sq. ft. 33.4 m², FLOOR 2: 350 sq. ft. 32.6 m²
TOTAL: 710 sq. ft. 66 m²

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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