



**Premier
Properties**
Perth



31 Kintillo Road, Perth, PH2 9AZ

Offers Over £135,000



Spacious accommodation on one level with two large hall cupboards and partially floored attic, comprising mainly of ; entrance vestibule, lounge/dining area, kitchen, double bedroom and shower room.

There is a fully enclosed rear garden which comprises an area of laid lawn and patio area. There is also a timber shed. The property also benefits from on street parking to the front.

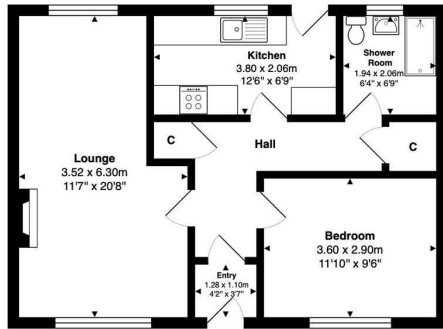
Warmth is provided by gas central heating and the property is fully double glazed.

Bridge of Earn offers a range of local amenities including Village Shop, Co-operative store, bakery, hairdresser, children's nursery and a selection of restaurants. There is a reputable primary school within the village and secondary schooling can be found in the nearby city of Perth, located approximately 4 miles North of the village. The property is ideal for the commuter with the M90 being a short drive away giving easy access to Perth, Edinburgh, Stirling and Glasgow.

White goods are included in the sale.

- 1 Bedroom
- Double Glazing
- Gas Heating
- On Street Parking
- Private Rear Garden
- Sought After Location





Ground Floor



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		EU Directive 2002/91/EC	71
			62

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		EU Directive 2002/91/EC	67
			60



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