



**Premier  
Properties**  
Perth



## 95 Cedar Drive, Perth, PH1 1RW Offers Over £265,000

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There are a number of local amenities within walking distance including a local convenience store, primary and secondary schools and regular bus route. Nearby road links give easy access to and from the City Centre and the Broxden Roundabout providing access to destinations across the country.

Set across two levels in move in condition, the property comprises: Ground floor: – Entrance porch, welcoming hallway leading through to the spacious and bright living room featuring a marble fireplace with electric fire & separate dining area. There are French doors providing access to the conservatory, the ideal place to relax after a long day. The third bedroom is currently used as a snug however, also has the versatility of being used as an office. The modern kitchen provides ample storage with the shower room completing the ground floor.

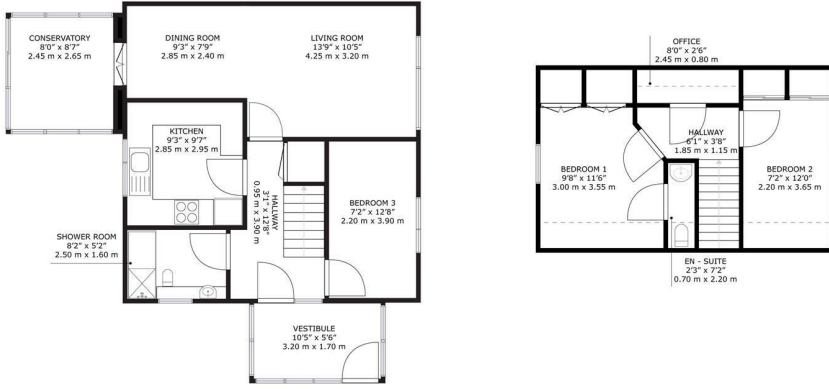
First floor: – The landing provides access to two further bedrooms, one benefitting from an ensuite WC. There is also a sizeable cupboard off the hallway currently used as office space. All blinds, curtains, floor coverings and light fittings are to be included in the sale.

Gas central heating and double glazing throughout ensure warmth and comfort.

Garden grounds are located to the front, side and rear of the property. There is a gravel surfaced drive providing access and on site car parking. There is also a brick built garage to the side. The extensive, well maintained rear garden is accessed from the conservatory and offers the ideal space for relaxing and enjoying the finer weather with its paved patio area and array of colourful shrubs and bushes.

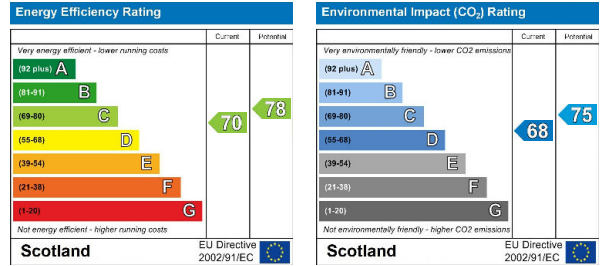
Early viewing is recommended to appreciate what this family home has to offer.

- Close To All Local Amenities
- Conservatory
- Desirable Area
- Double Glazing
- Driveway
- Garage
- Gas Central Heating
- Off Street Parking
- Private Gardens



### 95 Cedar Drive, Perth, PH1 1RW

GROSS INTERNAL AREA  
FLOOR 1: 583 sq. ft., 54.2 m<sup>2</sup>; FLOOR 2: 267 sq. ft., 24.8 m<sup>2</sup>  
TOTAL: 850 sq. ft., 79 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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