



**Premier
Properties**
Perth



41 Evelyn Terrace, Perth, PH2 0BS

Offers Over £195,000

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On the first floor, you will find two comfortable bedrooms, along with a modern shower room. The layout of the house is both practical and inviting, making it a wonderful place to call home.

Heating is provided via gas central heating and the windows are double glazed throughout.

Outside, the property features off-street parking via a driveway, ensuring convenience. The front, side, and rear gardens offer delightful outdoor spaces, perfect for enjoying the fresh air or tending to your gardening interests.

Location: The property is within close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.

- Two Bedrooms
- Sought After Location
- Gas Central Heating
- Double Glazing
- Driveway
- Front, Side & Rear Garden





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland		EU Directive 2002/91/EC	Scotland



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