



**Premier
Properties**
Perth



12 Chestnut Place, Perth, PH1 1EY

Offers Over £235,000

 **3**  **1**  **2**  **C**

Set on a generous plot and arranged over a single level, the accommodation comprises a bright and welcoming entrance hall, a spacious open-plan living and dining area, a well-appointed kitchen, a charming conservatory, three generously sized bedrooms, and a modern family bathroom.

Externally, the property enjoys substantial garden grounds to both the front and rear. The rear garden is mainly laid to lawn and features a patio area—perfect for outdoor dining and relaxation during the warmer months. A private driveway provides off-street parking for multiple vehicles, and a garage is located to the rear, offering additional storage or workshop space.

Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

There are a number of local amenities within walking distance including a local convenience store with post office. The property sits within the catchment area for primary and secondary schools with Oakbank and Viewlands Primary, Perth Academy and Perth High School all within the area. The number seven bus route services the area and nearby road links give easy access to and from the city centre and the Broxden roundabout providing access to destinations across the country.

- 3 spacious bedrooms
- 1 modern bathroom
- Close to local amenities
- Easy access to transport
- Ideal for families
- Viewing highly recommended
- Quiet residential area



| 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 |
| | 70 | 79 | 74 |
| | | | 81 |
| Scotland | | Scotland | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |



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