



**Premier  
Properties**  
Perth



**9 Church Street, Perth, PH1 2BB**

**Offers Over £209,950**

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

As you enter the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The spacious lounge provides an inviting space for relaxation and entertaining, while the modern kitchen/diner is perfect for family meals and gatherings. The addition of a utility room enhances practicality, ensuring that daily chores are easily managed. A convenient shower room on the ground floor adds to the functionality of the home.

Venturing to the upper level, you will find three generously sized bedrooms, each offering ample space for rest and personalisation. The family bathroom on this floor is well-appointed, catering to the needs of the household.

Externally, the property offers off street parking via a driveway which leads to a garage. There is garden grounds to the front and rear with mature shrubs and a decked area perfect for relaxation during the summer months.

- 3 spacious bedrooms
- Modern kitchen/diner
- Spacious lounge area
- Utility room
- Family bathroom upstairs
- Shower room on ground floor
- Semi-detached villa
- Walking distance to city
- Viewing recommended







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Scotland	69	77	Scotland	70	75
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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