



**Premier  
Properties**  
Perth



## 15 Unity Terrace, Perth, PH1 2BW Offers Over £240,000



The layout of the property maximises natural light, creating a warm and welcoming atmosphere throughout. Upon entering, you are welcomed into an entrance vestibule and hallway, spacious lounge, modern kitchen/dining area and good sized utility room, creating a warm and inviting atmosphere for both relaxation and entertaining.

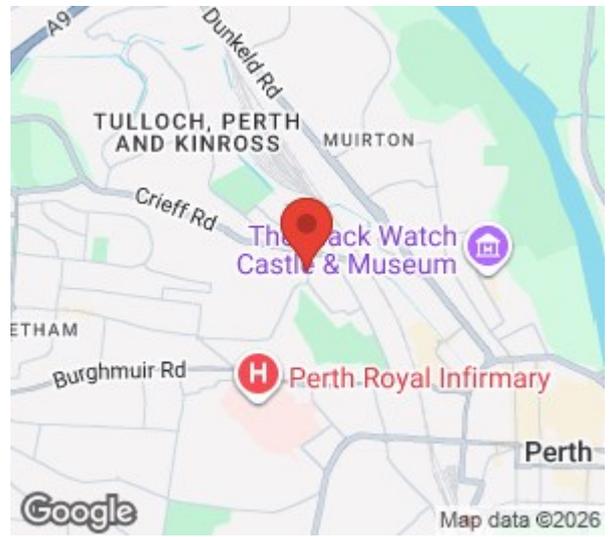
Venturing to the half landing, you will find a family bathroom featuring a free standing bath. On the first floor, there is 3 fantastic sized bedrooms with storage.

Externally, the property benefits from a fully enclosed private garden which is mainly laid to lawn with a decking area, perfect for relaxation during the summer months. Parking is offered off street to the side of the property via the car port.

Unity Terrace offers a peaceful, community-focused setting while remaining close to Perth's town centre. Residents enjoy easy access to city amenities, transport links, and the scenic public parks, river walks by the Tay, and countryside just beyond. It's a balanced locale for those seeking a suburban pace without being far from urban life.

- 3 Bedrooms
- Gas central heating
- Double Glazing
- Private Rear Garden
- Off Street Parking
- Close to Perth Town Centre





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	81		78
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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