



**Premier  
Properties**  
Perth



**17 Talisker Place, Perth, PH1 3GW**

**Offers Over £199,950**



This beautifully presented property is arranged over two levels and offers generous living space throughout. On the ground floor, you'll find a welcoming entrance hall, a spacious living room, a modern kitchen/diner with direct access to the rear garden, and a convenient W.C. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the garden has been thoughtfully landscaped, featuring a combination of AstroTurf, a spacious patio, and a decked area—ideal for outdoor entertaining during the summer months. The property also benefits from off-street parking for multiple vehicles via a private driveway.

- 3 bedrooms
- 1 modern bathroom
- Mid-terrace house
- Close to local amenities
- Near public transport links
- Ideal for families
- 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	75	84	Scotland	76	83
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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