



**Premier
Properties**
Perth



41 Evelyn Terrace, Perth, PH2 0BS

Offers Over £195,000

 2  1  1  C

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		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	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.