



**Premier
Properties**
Perth



37 Dunsinane Drive, Perth, PH1 2DU

Offers Over £162,000

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Set over two levels, the property offers spacious and versatile accommodation, perfect for modern family living. The ground floor comprises a bright and welcoming entrance hall, a generous living room filled with natural light, and a contemporary kitchen with direct access to the rear garden. A stylish family bathroom completes the ground floor.

Upstairs, you'll find three fantastic-sized bedrooms, all offering ample space and flexibility for a growing family or those working from home.

The home benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

Externally, the property features off-street parking via a private driveway and well-maintained garden grounds to the front and rear. The rear garden is mainly laid to lawn and includes a large summerhouse with power and lighting—ideal for use as a home office, studio, or workshop.

This is a superb opportunity to acquire a move-in-ready family home in a sought-after location. Early viewing is highly recommended.

- 3 spacious bedrooms
- Semi-detached house
- Close to local schools
- Easy access to transport
- Family-friendly area
- Modern kitchen design
- Bright and airy rooms
- Private garden space
- Large summerhouse





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		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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