



**Premier
Properties**
Perth



16 Ritchie Place, Perth, PH1 2QZ

Offers Over £199,950

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Set over two levels, this impressive home offers generous accommodation throughout and is perfect for families or first-time buyers alike. The property comprises a welcoming entrance hall, a bright and spacious lounge, a contemporary kitchen/diner ideal for modern living, a convenient ground-floor W.C., three generously sized bedrooms, and a stylish family bathroom.

Externally, the home benefits from a driveway providing off-street parking for multiple vehicles, a fully enclosed rear garden perfect for outdoor entertaining or family enjoyment, and a garage offering additional storage or parking.

Early viewing is highly recommended to appreciate all this fantastic home has to offer.

- 3 spacious bedrooms
- Close to local schools
- Near public transport links
- Ideal for families
- Viewing recommended
- Quiet residential area





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	



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