



**Premier
Properties**
Perth



4 Staffa Court, Perth, PH1 3AT Offers Over £162,500

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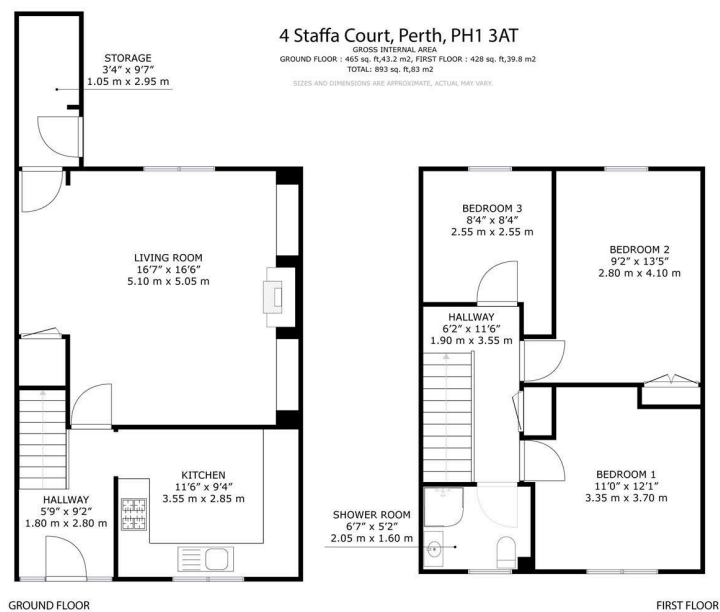
Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge with space for a dining table, good sized kitchen and rear porch providing convenient access to the rear garden. The first floor features a landing that connects to the three bedrooms and shower room.

The property benefits from gas central heating and double-glazed windows throughout.

Externally, you will find on-street parking available, making it easy for residents and visitors alike. The rear garden is fully enclosed and designed for easy maintenance, providing a private outdoor space to enjoy.

This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short walk away from the Asda supermarket on the Dunkeld Road. There is a local bus stops nearby which allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inveralmond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow. Staffa Court is also located near a primary school and two secondary schools.

- 3 bedrooms
- Modern shower room
- Gas central heating
- Double glazed windows
- Enclosed rear garden
- On street parking
- Easy access to motorways



Energy Efficiency Rating

Rating	Current (2002/01)	EU Directive (2002/91/EC)
Very energy efficient - lower running costs (82 plus)	0	0
(81-81)	0	0
(69-80)	0	0
(55-68)	0	0
(39-54)	0	0
(21-38)	0	0
(1-20)	0	0

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current (2002/01)	EU Directive (2002/91/EC)
Very environmentally friendly - lower CO ₂ emissions (82 plus)	0	0
(81-81)	0	0
(69-80)	0	0
(55-68)	0	0
(39-54)	0	0
(21-38)	0	0
(1-20)	0	0

Not environmentally friendly - higher CO₂ emissions



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