



**Premier
Properties**
Perth



25 Bell Gardens, Perth, PH2 0TD

Offers Over £162,500

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Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The modern, bright kitchen offers ample space for culinary pursuits, making it a wonderful area for enjoying family time.

The upper floor features a well-appointed family bathroom along with two well proportioned bedrooms.

Externally, there is off street parking to the front of the property. The private rear garden offers the perfect space for relaxing and enjoying the finer weather. There is also a garden shed with power.

Located in a friendly neighbourhood, this home is close to local amenities, parks, and schools, making it an excellent choice for those who value community living. The surrounding area boasts a variety of shops and recreational facilities, ensuring that everything you need is within easy reach.

With its appealing features and prime location, it presents a fantastic opportunity for anyone looking to settle in this lovely part of Perth. Do not miss the chance to make this charming house your new home.

- 2 bedrooms
- 1 modern bathroom
- Spacious reception room
- Mid-terrace house
- Close to local amenities
- Easy access to transport
- Ideal for small families
- Quiet residential area
- Viewing recommended





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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