



**Premier
Properties**
Perth



5 Balgowan Road, Perth, PH1 2JG Offers Over £125,000

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The ground floor comprises a welcoming entrance hallway, a spacious lounge, and a well-appointed kitchen. Upstairs, you'll find two generous double bedrooms and a family bathroom. The property also boasts excellent storage solutions throughout, along with the benefits of gas central heating and double glazing.

Externally, there is on-street parking available to the front of the property. The front and rear gardens are mainly laid to lawn, providing a great space for outdoor relaxation or entertaining.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

- Perfect first time buy
- Close to Perth amenities
- Ideal for small families
- Easy access to transport
- Quiet residential area
- Viewing recommended
- Sought after location





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
68		77	73
78			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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