



**Premier
Properties**
Perth



27a Dunkeld Road, Perth, PH1 5RN

Offers Over £98,000



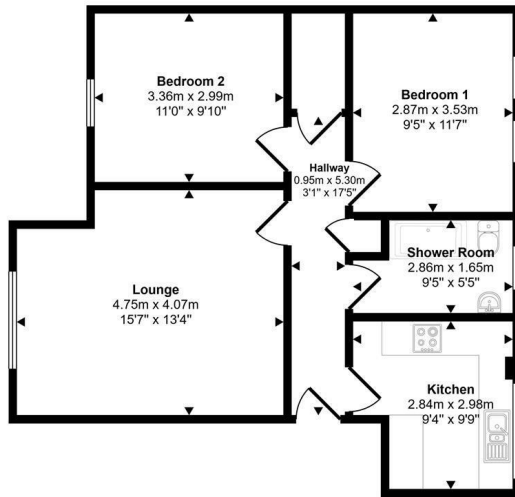
As you enter, you are greeted by an entrance hall, a bright and spacious kitchen with ample storage, a large lounge that invites natural light, creating a warm and inviting atmosphere, a modern shower room. There is also two double bedrooms providing a great space space for your furnishings and personal touches. The flat's layout ensures a practical flow, making it easy to navigate and enjoy daily living.

Located in a vibrant city, residents will benefit from a variety of local amenities, including shops, cafes, parks etc all within easy reach.

This ground floor flat on Dunkeld Road presents an excellent opportunity for those looking to settle in Perth. With its appealing features and prime location, it is a property not to be missed.

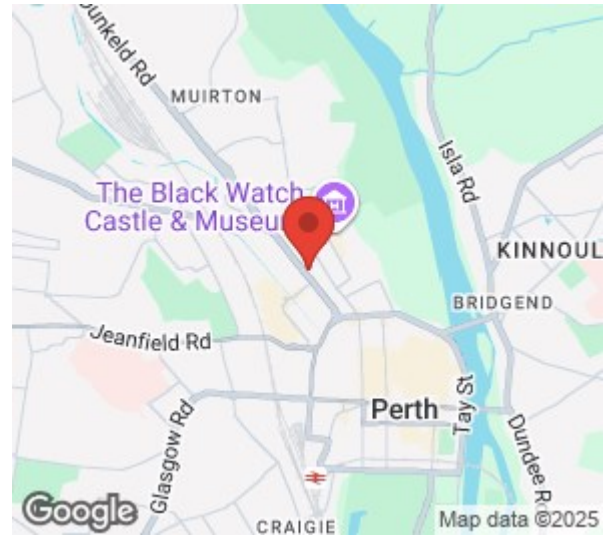
- Ground floor flat
- 2 bedrooms
- 1 bathroom
- Private parking
- Located in Perth City
- Close to local amenities
- Easy access to transport
- Viewing recommended

Approx Gross Internal Area
61 sq m / 658 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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