



**Premier
Properties**
Perth



17 Hermitage Drive, Perth, PH1 2JT

Offers Over £129,500



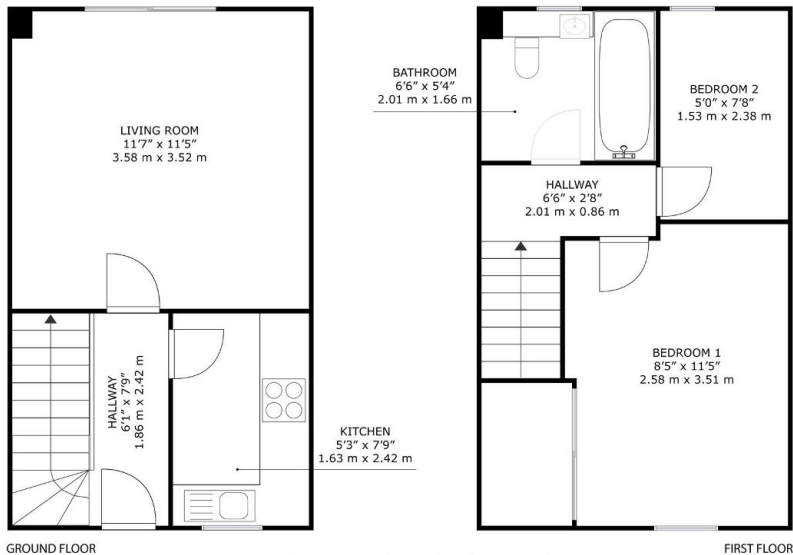
Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively.

The property features a well-appointed bathroom, designed for both convenience and comfort. The overall design of the house promotes a warm and homely atmosphere, making it a perfect retreat after a long day.

Externally, the property benefits from off street parking and has a fully enclosed rear garden.

- 2 cosy bedrooms
- 1 modern bathroom
- Close to local amenities
- Easy access to transport links
- Ideal for small families
- Quiet residential area
- Viewing recommended





17 Hermitage Drive Perth, PH1 2JT

GROSS INTERNAL AREA
GROUND FLOOR : 224 sq. ft, 20.8 m², FIRST FLOOR : 196 sq. ft, 18.2 m²
TOTAL: 420 sq. ft, 39 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.