



**Premier
Properties**
Perth



4 Ritchie Place, Perth, PH1 2QZ Offers Over £178,000

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As you enter, you are greeted by a welcoming vestibule that leads into a bright and spacious lounge, perfect for relaxation or entertaining guests. The modern kitchen is designed with functionality in mind. The first floor benefits from two generous double bedrooms, ensuring ample space for comfort and privacy and a family bathroom.

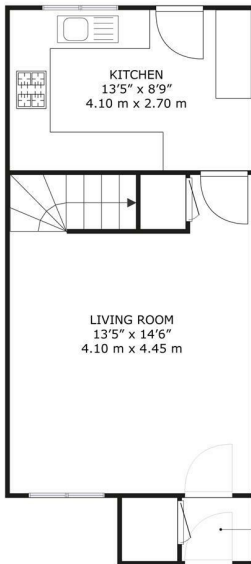
Externally, the property boasts a driveway that provides off-street parking for multiple vehicles. The fully enclosed rear garden is a standout aspect of this home, complete with a charming timber summerhouse and shed. This outdoor space is perfect for family gatherings, summer barbecues, or simply enjoying a quiet moment in the sun.

Having been renovated to a high standard, this home offers generous accommodation throughout, making it a wonderful choice for those seeking a move-in ready property. Early viewing is highly recommended to fully appreciate the quality and charm this fantastic home has to offer.

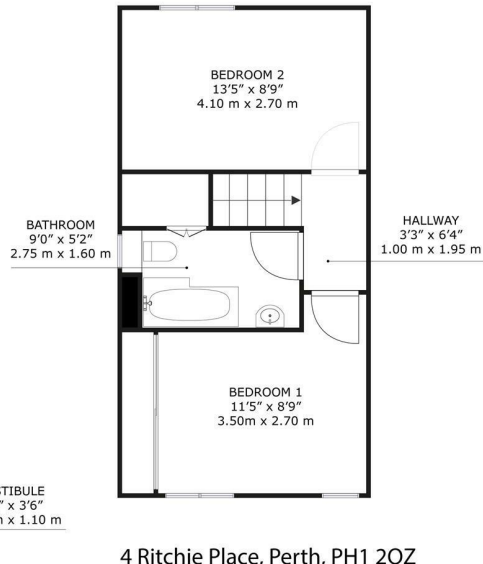
- 2 double bedrooms
- Bright, spacious lounge
- Renovated to high standard
- Driveway for multiple cars
- Enclosed rear garden
- Timber summerhouse
- Popular Perth location
- Viewing recommended



GROUND FLOOR



FIRST FLOOR



4 Ritchie Place, Perth, PH1 2QZ

GROSS INTERNAL AREA
GROUND FLOOR : 413 sq. ft, 38.4 m², FIRST FLOOR : 360 sq. ft, 33.4m²
TOTAL: 773 sq. ft, 71.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		75	80
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		77	78
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.

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