



**Premier  
Properties**  
Perth



## 6 Innewan Gardens, Perth, PH1 4AL Offers Over £275,000

 4  2  2  D

As you step into the welcoming entrance hall, you are greeted by a spacious lounge with log burning stove, well-appointed modern kitchen/ dining area and conservatory. A convenient utility room and a separate toilet add to the practicality of this delightful property.

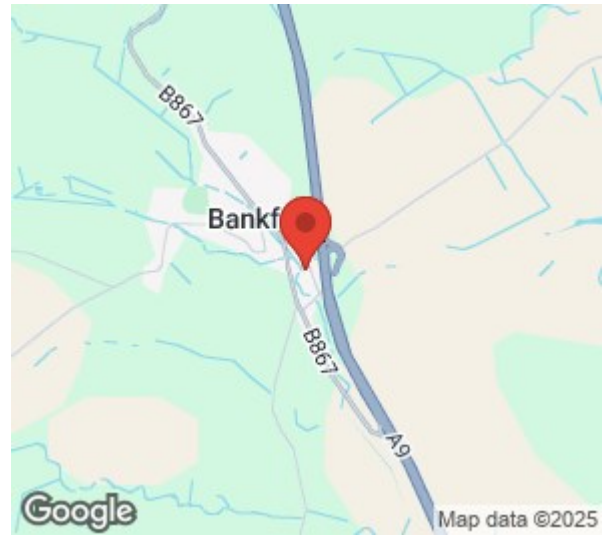
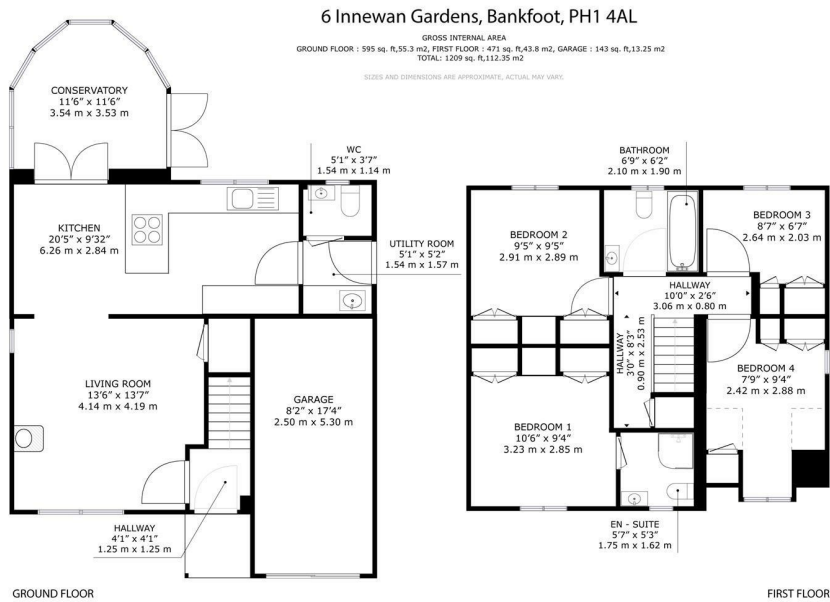
On the first floor, the principal bedroom boasts an en suite shower room, three additional bedrooms provide ample space for family, guests, or even a home office, while the family bathroom caters to the needs of the household.

Outside, the property features a driveway leading to a single garage, providing secure parking and additional storage options. The front garden enhances the overall appeal of the home, creating a welcoming atmosphere. The rear garden is mainly laid to lawn with a patio area to enjoy the summer months.

**Location:** The charming village of Bankfoot lies approximately 6 miles north of Perth with easy access to the main A9 dual carriageway. The village has several amenities within easy walking distance. This includes a local village shop/supermarket, village inn/restaurant, tennis courts, bowling club, hairdresser & beauty salon, nursery, primary school and regular bus service. There is also a village church centre with a lovely new modern church and hub where a lot of local activities and clubs take place. A range of golf courses are also available close by in the areas of Perth and Dunkeld

- 4 bedrooms
- Immaculately presented
- En suite shower room
- Modern kitchen/dining area
- Conservatory
- Well-kept front and rear gardens
- Driveway and single garage
- Close to village amenities





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	88	88
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	



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