



4 Rona Court, Perth, PH1 3DB Offers Over £142,500



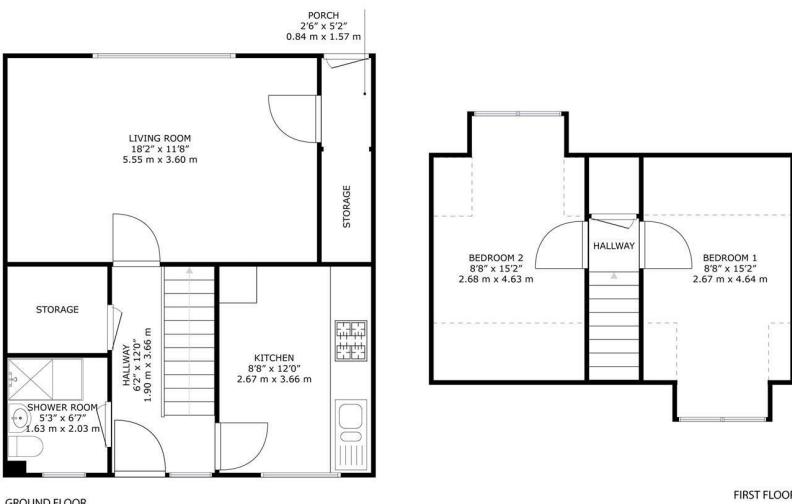
Presented across two levels and in move-in condition, the property comprises: Welcoming hallway with ample storage, a bright and comfortable lounge, ideal for relaxing or entertaining, fully fitted, modern kitchen offering plenty of worktop space and storage. The modern shower room, complemented by contemporary fittings and finishes completes the ground floor. The upper level offers two generously sized double bedrooms.

Gas central heating and double glazing ensures warmth throughout.

Externally, private garden ground lies to the front and rear of the property, perfect for enjoying the finer weather. There is a brick built store in the rear garden along with a timber shed. Free on street parking is available to the front.

Location: This property could not be better situated for its locality to nearby amenities such as shops, a reputable primary school, Perth Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre. The Inveralmond Roundabout is just a few minutes drive away giving access to motorway and dual carriageway links to the larger cities such as Glasgow, Stirling, Edinburgh and Dundee.

- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Private Garden
- On Street Parking
- Sough-After Area
- Close To Local Amenities



GROUND FLOOR

4, Rona Court Perth, PH1 3DB

GROSS INTERNAL AREA
GROUND FLOOR : 462 sq. ft. 42.9 m², FIRST FLOOR : 290 sq. ft. 27.0 m²
TOTAL: 752 sq. ft. 69.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FIRST FLOOR



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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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