



**Premier  
Properties**  
Perth



## 1 County Place Broompark Road, Cairneyhill, Perth, PH1 4AE Offers Over £145,000



Upon entering, you are welcomed by a spacious hallway that leads to a generous lounge, perfect for relaxation and entertaining. The kitchen is well-appointed, providing a functional space for culinary pursuits. The bungalow features two comfortable double bedrooms and a well-equipped bathroom.

Heating is provided via electric heating and the windows are double glazed throughout.

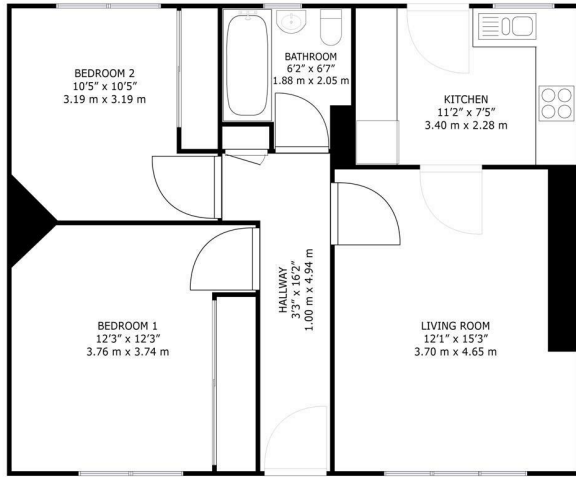
Externally, the bungalow boasts private garden grounds to the front, side, and rear, offering a lovely outdoor space that overlooks the picturesque countryside. This setting is perfect for enjoying the fresh air. Additionally, on-street parking is available at the front of the property, adding to the convenience of this lovely home.

This bungalow presents an excellent opportunity to enjoy a peaceful lifestyle in a sought-after location. With its appealing features and serene surroundings, it is a property not to be missed.

**Location:** The charming village of Bankfoot lies approximately 8 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.

- 2 double bedrooms
- Spacious lounge
- Electric storage heating
- Double glazed windows
- Private garden with views
- On street parking available
- Quiet village location
- Ideal for first-time buyers
- Viewing recommended





1 County Place, Broompark Road, Cairneyhill, Bankfoot, PH1 4AE

GROSS INTERNAL AREA  
 TOTAL: 575 sq.ft, 53.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Current	Potential
(92 plus) A				87
(81-91) B			78	
(69-80) C				
(55-68) D				
(39-54) E		46		
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
Scotland		EU Directive 2002/91/EC		Scotland



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