



**Premier
Properties**
Perth



2 Clashbenny Place, Perth, PH2 7TS Offers Over £265,000

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Arranged over two levels, the accommodation comprises a welcoming entrance hall, a contemporary kitchen/diner with integrated appliances, and a spacious living room featuring a striking media wall and a stylish feature fireplace. A convenient W.C. completes the ground floor. Upstairs, there are three well-proportioned bedrooms, including a generously sized principal bedroom with a newly fitted en-suite.

The home is tastefully decorated throughout and further enhanced by gas central heating and double glazing.

Externally, the property continues to impress. The driveway provides ample off-street parking and leads to the garage. The beautifully landscaped gardens are a true standout feature, predominantly laid to lawn and complemented by both patio and decked seating areas—perfect for relaxing or entertaining during the warmer months.

Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

- 3 spacious bedrooms
- 2 bathrooms + W.C.
- Beautifully landscaped garden grounds
- Move in condition
- Near Perth amenities
- Easy access to transport
- Quiet residential area
- Ideal family home
- Viewing recommended

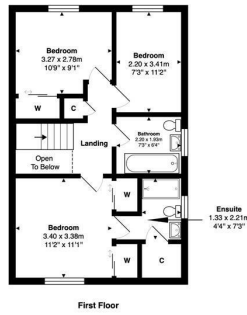
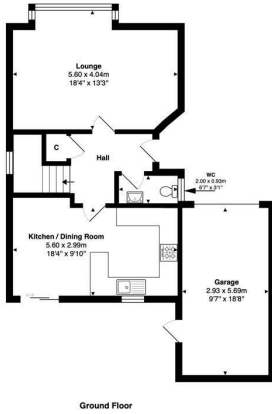




2 Clashbenny Place, St Madoes, PH2 7TS

Total Area: 118.7 m² ... 1277 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Current	Potential
76	80

Very energy efficient - lower running costs

Very energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
76	77

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC



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