



**Premier
Properties**
Perth



2 Clashbenny Place, Perth, PH2 7TS

Offers Over £265,000

 3  2  1  C

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.

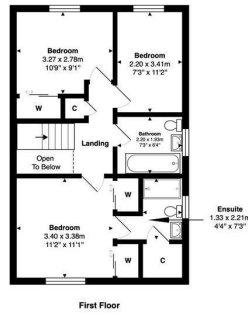
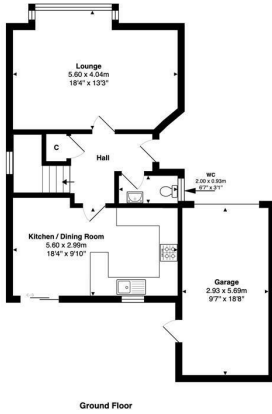
- 3 spacious bedrooms
- 2 bathrooms + W.C.
- Beautifully landscaped garden grounds
- Move in condition
- Near Perth amenities
- Easy access to transport
- Quiet residential area
- Ideal family home
- Viewing recommended



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
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		76	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		76	77
		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.