



**Premier
Properties**
Perth



12 Rona Court, Perth, PH1 3DB Offers Over £92,500

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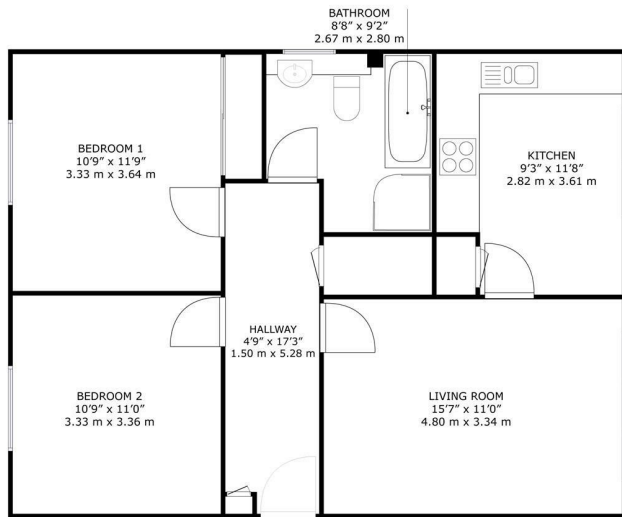
The accommodation is set over one level and comprises a welcoming entrance hall providing access to all rooms. The bright and generously proportioned living room offers an excellent space for both relaxing and entertaining, and flows seamlessly into a kitchen/diner fitted with a range of contemporary units and ample space for dining. The property further benefits from two well-sized double bedrooms, both offering comfortable accommodation and versatility, as well as a well-appointed bathroom.

Externally, the property enjoys the benefit of readily available parking, along with well-maintained communal surroundings and private outbuilding. The location is particularly convenient, with a range of local amenities, schooling, and transport links all within easy reach, as well as Perth City Centre just a short distance away.

This is a fantastic opportunity to acquire a move-in condition home in a sought-after area, early viewing is highly recommended.

- 2 double bedrooms
- 1 bathroom
- Spacious reception room
- Sought after location
- Close to local amenities
- Easy access to transport
- Perfect for first-time buyers
- Viewing recommended





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GROSS INTERNAL AREA
TOTAL: 681 sq.ft, 63.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	72	77	89
			91
Scotland	EU Directive 2002/91/EC		Scotland



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