



**Premier
Properties**
Perth



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

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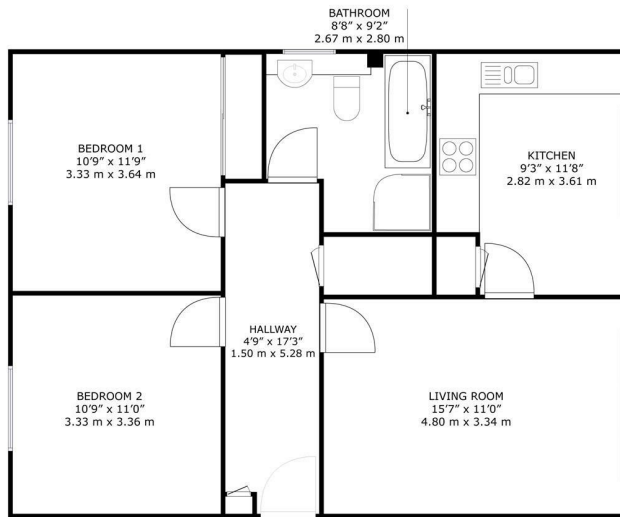
The accommodation is set over one level and comprises a welcoming entrance hall providing access to all rooms. The bright and generously proportioned living room offers an excellent space for both relaxing and entertaining, and flows seamlessly into a kitchen/diner fitted with a range of contemporary 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





12 Rona Court, Perth, PH1 3DB

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) B	89	91
(81-91) B			(69-80) C		
(69-80) C	72	77	(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 environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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