



**Premier  
Properties**  
Perth



## 24 Hunterhall Place, Perth, PH2 7TZ Offers Over £375,000

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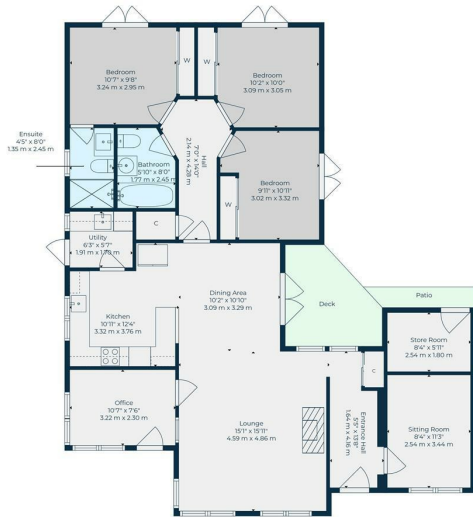
The accommodation comprises a welcoming entrance hall, a bright and spacious open-plan living/dining room which flows seamlessly into a modern fitted kitchen complete with integrated appliances, a cosy snug/additional sitting room, utility room, and a versatile office/bedroom four. There are a further three generously sized double bedrooms, all benefiting from double doors leading out to the garden, with the principal bedroom further enhanced by a stylish en-suite shower room. A contemporary family bathroom completes the layout. The property also benefits from excellent storage solutions throughout.

Externally, the property occupies a substantial plot with beautifully maintained wrap-around garden grounds. Designed with low maintenance in mind, the outdoor space features astroturf and two fantastic decked seating areas, perfect for relaxing or entertaining during the summer months.

Early viewing is highly recommended to fully appreciate the space, quality, and location this exceptional home has to offer.

- Spacious 4-bedroom
- Extended bungalow
- Open plan living
- Easy access to Perth amenities
- Ideal family home
- Close to local schools
- Fantastic sized garden grounds
- Viewing highly recommended





24 HUNTERHALL PLACE, ST MADOES, PH2 7TZ

Total: 1295 sq. Ft, 120 m<sup>2</sup>  
Ground Floor: 1295 sq. Ft, 120 m<sup>2</sup>

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			
		77	81
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		79	80
Scotland		EU Directive 2002/91/EC	



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