



**Premier  
Properties**  
Perth



## 24 Hunterhall Place, Perth, PH2 7TZ

### Offers Over £359,950

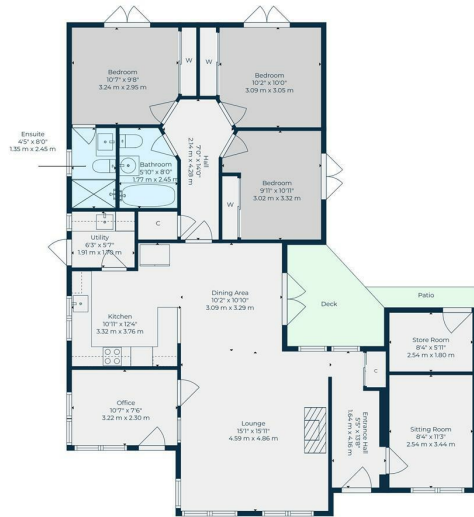
 4  2  2  C

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 m2  
Ground Floor: 1295 sq. Ft, 120 m2

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                                    |  | 77      | 81        |
| 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 |  |         |           |
| Scotland                                                        |  | 79      | 80        |
| 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.