



**Premier  
Properties**  
Perth



## 10 Ross Avenue, Perth, PH1 1GZ Offers Over £285,000

 3  2  1  C

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation. The dining kitchen is a highlight of the home, offering a bright and airy space for family meals and gatherings. Additionally, a utility room and a convenient ground floor toilet enhance the practicality of this lovely home.

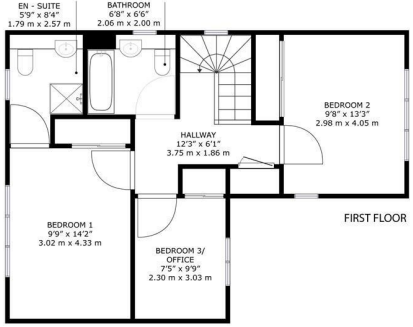
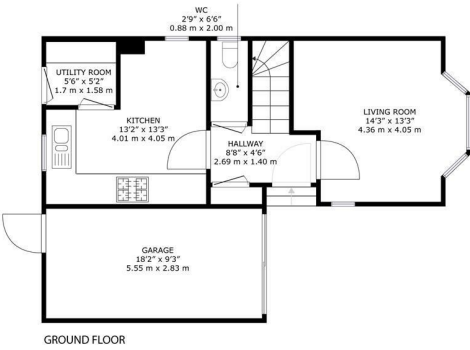
The first floor landing connects the bedrooms and the main bathroom.

Externally the property has a good sized garden and benefits from a private driveway and single garage.

This beautiful home presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location, with its spacious interiors and outdoor space, this truly is a property not to be missed.

- 3 spacious bedrooms
- Master with ensuite shower
- Dining kitchen with utility
- Gas central heating
- Double glazed throughout
- Good sized rear garden
- Single garage
- Private driveway
- Popular residential area
- Chain Free





10 Ross Avenue, Perth, PH1 1GZ

GROSS INTERNAL AREA  
 GROUND FLOOR: 483 sq. ft./44.9 m<sup>2</sup>, FIRST FLOOR: 623 sq. ft./57.8 m<sup>2</sup>, GARAGE: 169 sq. ft./15.7 m<sup>2</sup>  
 TOTAL: 1274 sq. ft./118.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		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		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		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.