



**Premier
Properties**
Perth



Kirkgate House Tron Square, Perth, PH2 0RG

Offers Over £209,950

 **2**  **1**  **1**  **C**

Set over two levels, the accommodation comprises a welcoming entrance hallway, a generous living room boasting stunning traditional features, a beautiful fireplace, and direct access to the rear garden. The living space flows seamlessly into a high-quality fitted kitchen complete with integrated appliances and a breakfast bar, perfect for modern living.

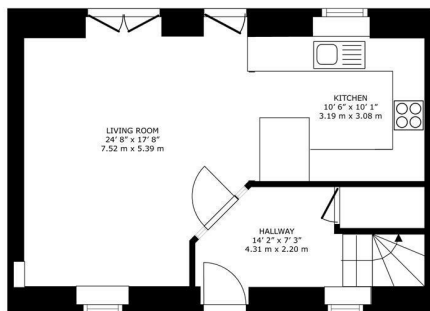
On the upper level, there are two immaculately presented bedrooms and a stylish family bathroom.

Externally, the property benefits from a charming courtyard, ideal for outdoor dining and relaxing during the warmer months. Parking is available nearby.

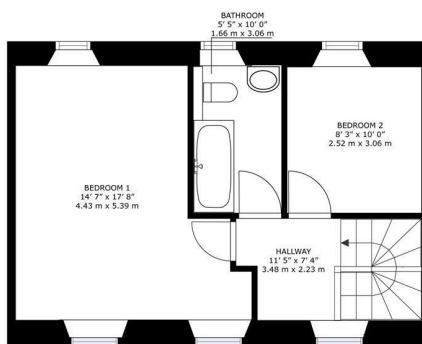
Early viewing is highly recommended to fully appreciate the quality accommodation and character this fantastic home has to offer.

- 2 bedrooms
- Beautifully presented with high quality fittings
- Spacious reception room with feature fireplace
- Near Dunning amenities
- Easy access to Perth
- Perfect first time buy
- Charming village setting
- Viewing highly recommended





GROUND FLOOR

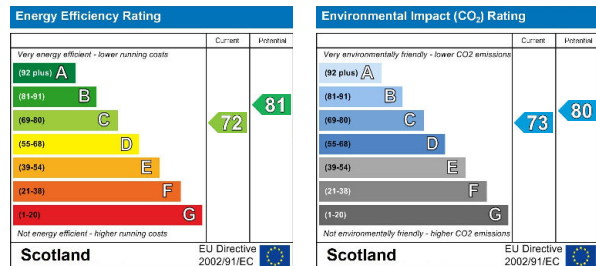


FIRST FLOOR

Kirkgate House, Tron Square Dunning, Perth, PH2 0RG

GROUND FLOOR: 40.5 m² (436 sq.ft.), FIRST FLOOR: 41.0 m² (442 sq.ft.)
TOTAL: 81.5 m² (878 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk