



**Premier
Properties**
Perth



75 Elm Street, Perth, PH2 7SQ

Offers Over £395,000

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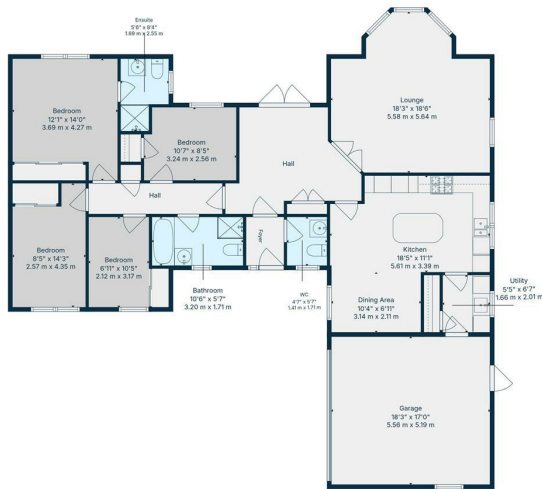
Spread across one level the property comprises ; entrance vestibule, WC, entrance hall, spacious lounge, kitchen/dining area, utility room, hallway, family bathroom and four bedrooms (one benefitting from an ensuite shower room).

Heating is provided via gas central heating and the windows are double glazed throughout.

Externally there is off street parking via the driveway which leads to a double integral garage. Garden grounds are located to the front, side and rear mainly laid to lawn with a decking area to enjoy the summer months.

- 4 bedrooms
- Detached bungalow
- Gas central heating
- Double integral garage
- Large driveway
- Private rear garden
- Decking area
- Easy commute to Dundee
- Built by A&J Stephen
- Sought after village location





75 ELM STREET, ERROL, PH2 7SQ

Total: 1437 sq. Ft. 134 m²

Ground Floor: 1437 sq. Ft. 134 m²

Excluded Areas: Garage: 310 sq. Ft. 29 M², Utility: 36 sq. Ft. 3 M², Walls: 128 sq. Ft. 12 m²

All Measurements Are Approximate And For Display Purposes Only



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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	79	84	Scotland	79	82
EU Directive 2002/91/EC			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.

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