



**Premier
Properties**
Perth



24 Hawthorn Place, Perth, PH1 1ET

Offers Over £270,000

 3  1  2  D

On the first floor, you will find three generously sized bedrooms, ideal for families or those seeking extra space for guests or a home office. The family bathroom is conveniently located to serve all bedrooms, ensuring comfort and practicality.

This home benefits from gas central heating and the windows are double glazed throughout.

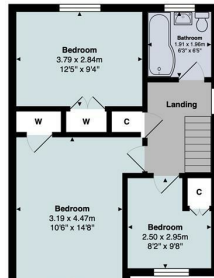
The exterior of the property is equally impressive, with garden grounds situated at the front, side, and rear, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, a single garage provides secure storage, while off-street parking is readily available for residents and visitors alike.

This delightful home in Hawthorn Place is not to be missed, combining comfort, convenience, and a prime location in Perth. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs.

- 3 bedrooms
- Detached house
- Sought-after location
- Gas central heating
- Double glazed windows
- Private rear garden
- Single garage
- Off-street parking
- Conservatory
- Viewing recommended



Ground Floor



First Floor



Energy Efficiency Rating

Rating	Current	Intended
Very energy efficient - lower running costs		
(32 plus) A		
(31-31) B		
(29-30) C		
(25-28) D		
(20-24) E		
(13-18) F		
(1-12) G		
Not energy efficient - higher running costs		
Current Rating: 59		
Intended Rating: 72		

Environmental Impact (CO₂) Rating

Rating	Current	Intended
Very environmentally friendly - lower CO ₂ emissions		
(32 plus) A		
(31-31) B		
(29-30) C		
(25-28) D		
(20-24) E		
(13-18) F		
(1-12) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Rating: 55		
Intended Rating: 66		



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