



**Premier
Properties**
Perth



15 Ballo Braes, Perth, PH2 9GB

Offers Over £335,000

 4  2   C

As you enter the home, you're welcomed by a bright and spacious entrance hall, a large lounge, flooded with natural light, there is also a dining area off the lounge, creating the perfect space for hosting guests. As you follow through the home there is a well appointed kitchen, providing ample storage and worktop space, allowing cooking to be at ease, direct access is also provided out to the rear, ensuring comfort and convenience.

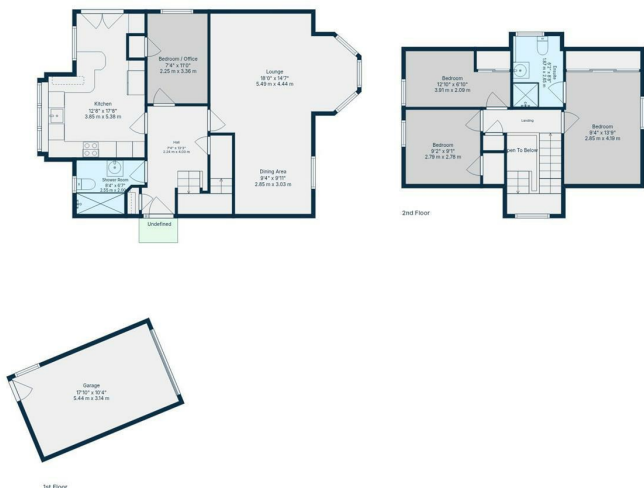
The property boasts a large shower room, ensuring that daily routines are practical, there is also a bedroom on the ground floor that could also be utilised as a secondary reception room, great for larger families, completing the ground level.

Upstairs, there is three bedrooms, two with additional built in storage, and one further benefitting from en suite facilities. There is also a well-equipped family bathroom, completing the home.

Externally, the home enjoys a 'tucked away' position, offering a high degree of privacy, the rear is mostly laid to lawn, with decking area ideal for outdoor entertaining. Off-street parking is available via a driveway leading to a garage, creating the perfect space for storing larger items.

This property presents an excellent opportunity for families, couples, or individuals looking to settle in an environment rich in natural beauty, without sacrificing convenience. With its appealing location and spacious design, this beautiful family home is sure not to be missed!

- 4 spacious bedrooms
- 2 bathrooms
- Detached house
- Oil Heating
- Private rear garden
- Detached garage
- Close to local amenities
- Easy access to transport
- Viewing recommended



15 BALLO BRAES, ABERNETHY, PH2 9GB
Total: 1247 sq. Ft. 116 m²
 1st Floor: 794 sq. Ft. 74 M², 2nd Floor: 453 sq. Ft. 42 m²
 Excluded Areas: Garage: 185 sq. Ft. 17 M², Undefined: 14 sq. Ft. 1 M², Open To Below: 17 sq. Ft. 2 M²,
 Low Ceiling: 34 sq. Ft. 2 M², Walls: 139 sq. Ft. 13 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		69	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
Scotland		63	72
EU Directive 2002/91/EC			



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