



**Premier  
Properties**  
Perth



**21A Darnhall Drive, Perth, PH2 0HD**

**Offers over £125,000**



Accommodation: GROUND FLOOR: Entrance vestibule, hall, lounge, two double bedrooms, kitchen and bathroom (with w.c.)

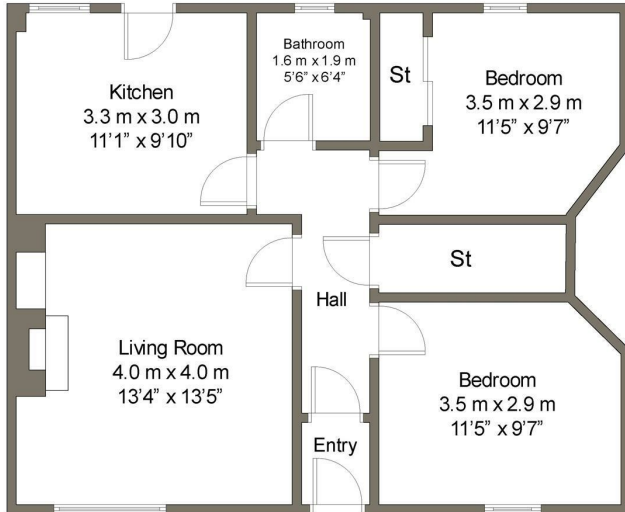
Location: The ever popular area of Craigie offers ideal living with a range of local amenities and attractions provided with the Glenearn Community Campus, Craigie Primary, Tesco superstore and Craigie Golf Course. The A90 and M90 are close by leading to the north and south of Perth making this area also ideal for the commuter.

- Ground Floor Flat
- Sought After Area
- Ideal First Time Buy
- Great Investment Opportunity
- Two Double Bedrooms
- Move In Condition
- Private Garden Area
- Gas Central Heating
- Double Glazed



21A Darnhall Drive, PERTH PH2 0HD

Plan not to scale.  
For illustrative 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		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		71	76
		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		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		70	77
		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.