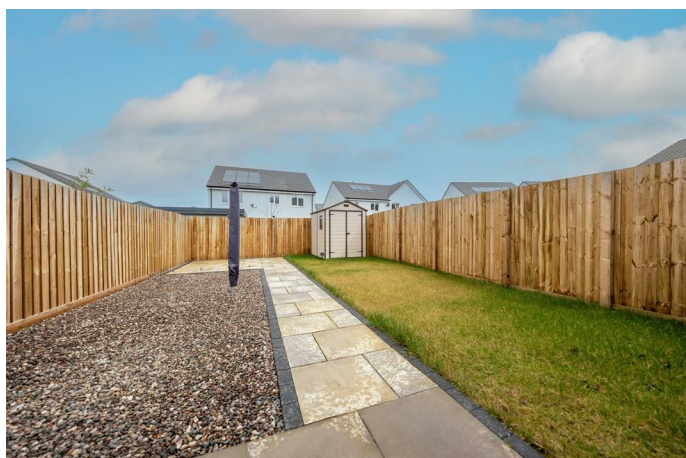


Simple Approach



Estate Agents



**5 Dominus Drive, Perth
PH1 0BB**

Offers over £245,000

Set within the ever popular location of the almost brand new Bertha Park development, this immaculately presented, semi detached house comes to the market in excellent move in condition throughout. This lovely family home has been decorated with great taste throughout each generously proportioned room. Dominus Drive boasts a generous layout comprising; a welcoming entrance, bright front facing lounge, an open plan kitchen / dining area with beautiful patio doors leading out to the garden, downstairs WC, three generous bedrooms with a master ensuite and fresh white family bathroom. This property offers modern style across two floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a generous plot. Practical attributes include gas central heating and double glazing. This is the ideal purchase for any first time buyer, growing family or couple looking for a well located home which is close to all local amenities along with being just a short distance from Perth City Centre.

Lounge

12'8" x 13'2" (3.87 x 4.02)

Kitchen / Diner

16'8" x 9'10" (5.09 x 3.0)

Downstairs WC

6'0" x 3'10" (1.85 x 1.18)

Master Bedroom

11'9" x 8'11" (3.60 x 2.74)

Ensuite

7'6" x 4'7" (2.30 x 1.40)

Bedroom Two

9'7" x 9'7" (2.93 x 2.93)

Bedroom Three (Dressing Room)

8'0" x 7'4" (2.45 x 2.25)

Bathroom

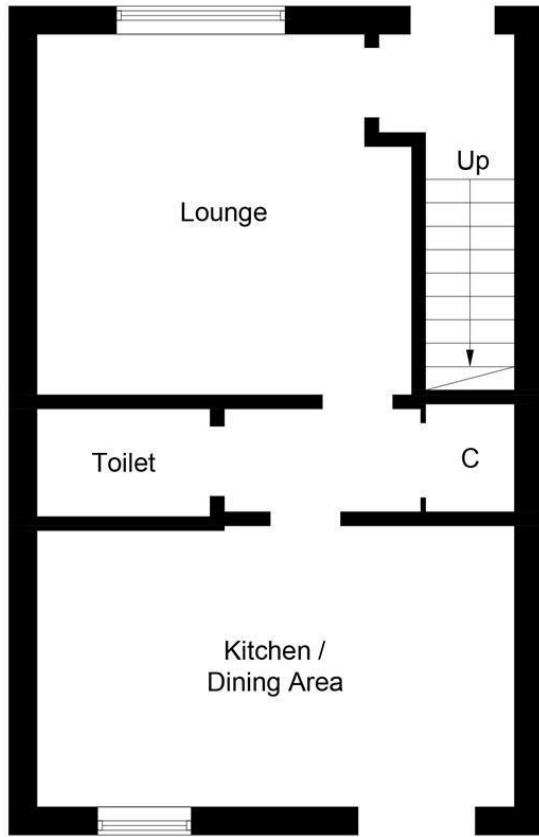
5'6" x 6'10" (1.70 x 2.09)



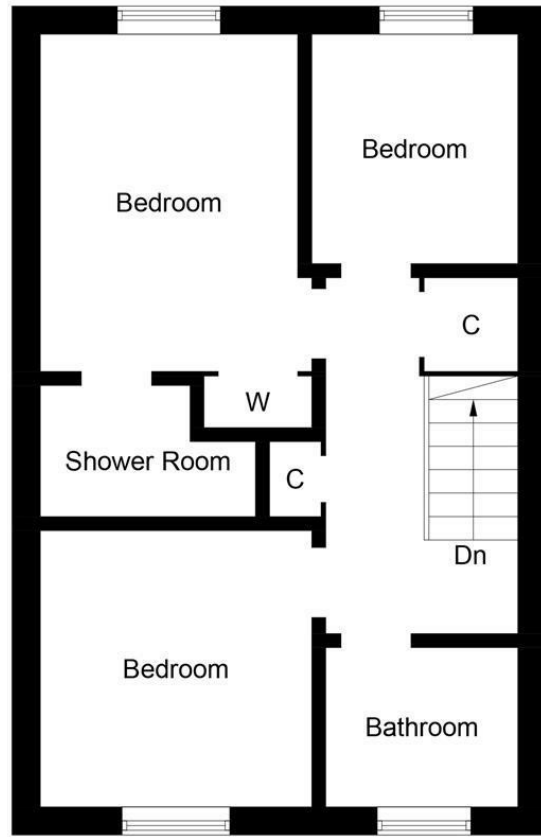


- Semi Detached House
- Open Plan Kitchen / Dining Area
- Highly Sought After Location
- Immaculately Presented Throughout
- Three Generous Bedrooms
- Front Facing Lounge
- Private Driveway
- Master Ensuite
- Gas Central Heating & Double Glazing
- Well Maintained Private Rear Garden



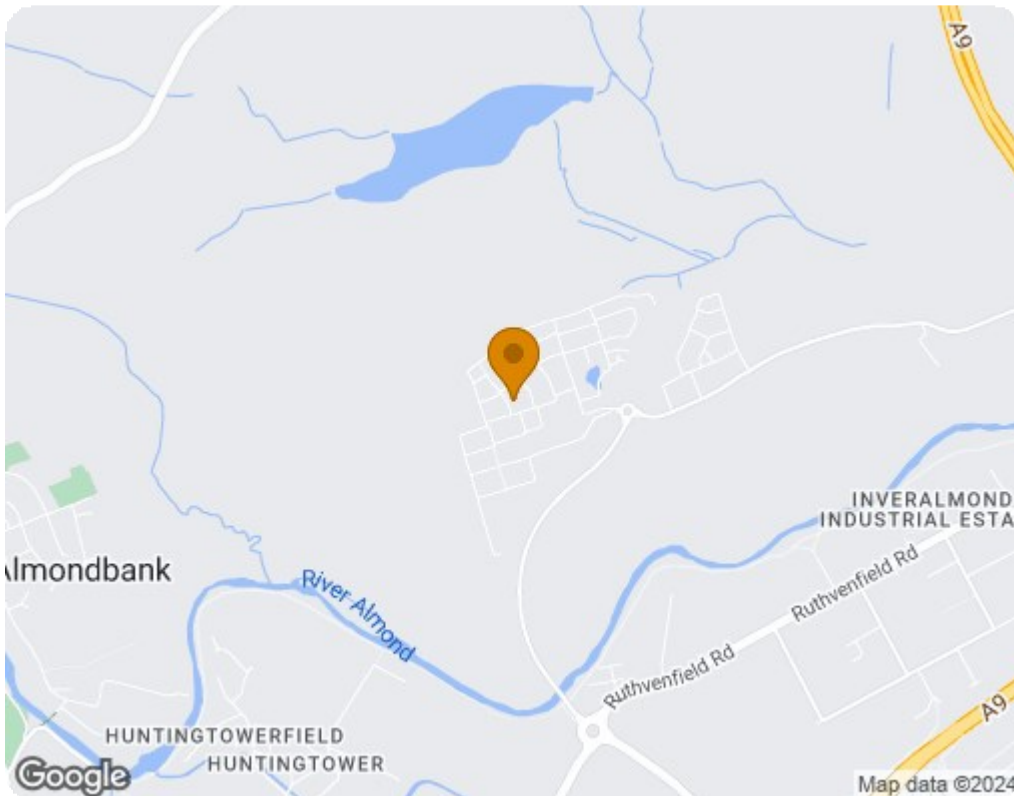


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060649)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	