



**Premier
Properties**
Perth



19 Birch Avenue, Perth, PH2 6LE
Offers Over £170,000

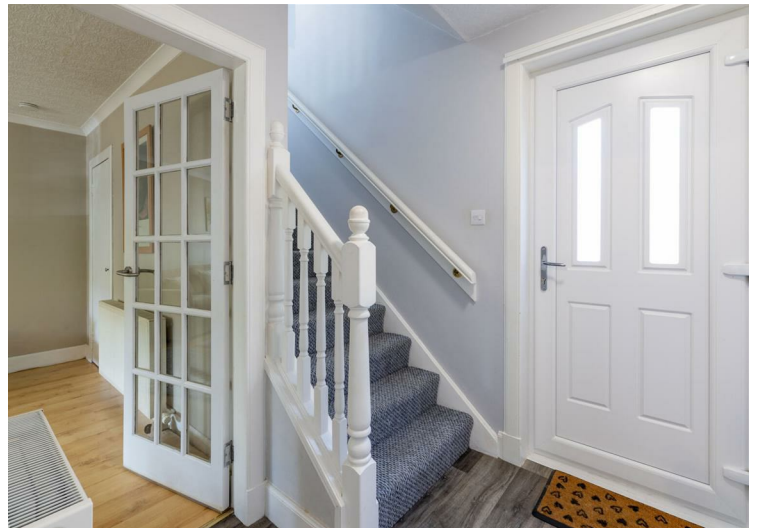
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- 2 bedrooms
- Spacious reception room
- Close to Scone amenities
- Easy access to Perth
- Ideal for small families
- Quiet residential area
- Viewing recommended



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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			
67	77		
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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