



**Premier  
Properties**  
Perth



**Crachan , Perth, PH1 3RP**  
**Offers Over £235,000**

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- 2 double bedrooms
- Open-plan living area
- Conservatory/sun porch
- Gas central heating
- Double glazing throughout
- Large private garden
- Driveway
- Double garage
- Detached bungalow
- Located in Methven

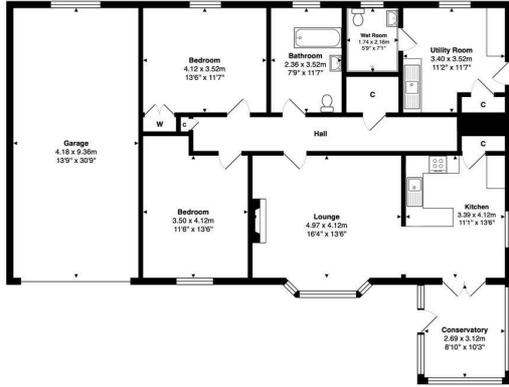




Crachan, Methven, PH1 3RP

Total Area: 159.7 m<sup>2</sup> ... 1719 R<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



Energy Efficiency Rating	
Current	Potential
75	57

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
64	47



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 firms employment has the authority to make or give any representation or warranty in respect of the property.