



**Premier
Properties**
Perth



13 Moncreiffe Terrace, Perth, PH2 0DB
Offers Over £325,000

 4  2  1  D



- 4 Bedrooms
- 2 Bathrooms
- Victorian charm throughout
- Gas central heating
- Off street parking
- Private rear garden
- Close to all local amenities
- Close to local schools
- Ideal family home
- Viewing recommended



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Total: 1284 sq. Ft. 129 m²
 Ground Floor: 774 sq. Ft. 72 M²; 1st Floor: 160 sq. Ft. 15 M²; 2nd Floor: 350 sq. Ft. 33 m²
 Excluded Areas: Utility: 70 sq. Ft. 7 M²; Low Ceiling: 79 sq. Ft. 7 M²; Walls: 147 sq. Ft. 13 m²

All Measurements Are Approximate And For Clarity Purposes Only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	61	(55-68) D	67
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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