



**Premier  
Properties**  
Perth

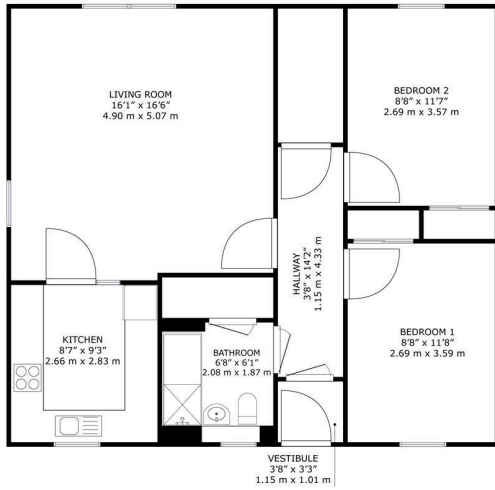


**37 Cromlix Road, Perth, PH2 8DB**  
**Offers Over £37,500**

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- 2 spacious bedrooms
- 1 modern bathroom
- Spacious reception room
- Quarter share
- Newly fitted kitchen
- Perfect first time buy
- Easy access to transport
- Quiet residential area
- Viewing highly recommended



37, Cromlix Road Perth, PH2 8DB

GROSS INTERNAL AREA  
TOTAL: 761 sq.ft, 70.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	78	78	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC



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