



**Premier  
Properties**  
Perth



**13 Moncreiffe Terrace, Perth, PH2 0DB**  
**Offers Over £309,950**

 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





### 13 Moncreiffe Terrace, Perth, PH2 0DB



Total: 1284 sq. ft, 129 m<sup>2</sup>  
 Ground Floor: 774 sq. ft, 72 M<sup>2</sup>, 1st Floor: 160 sq. ft, 15 M<sup>2</sup>, 2nd Floor: 350 sq. ft, 33 m<sup>2</sup>  
 Excluded Areas: Utility: 70 sq. ft, 7 M<sup>2</sup>, Low Ceiling: 79 sq. ft, 7 M<sup>2</sup>, Walls: 147 sq. ft, 13 m<sup>2</sup>

All Measurements Are Approximate And For Clarity Purposes Only



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (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 <sub>2</sub> emissions |         |           |
| Scotland                                    | 61      | 71        | Scotland                                                        | 57      | 67        |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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