



**Premier  
Properties**  
Perth

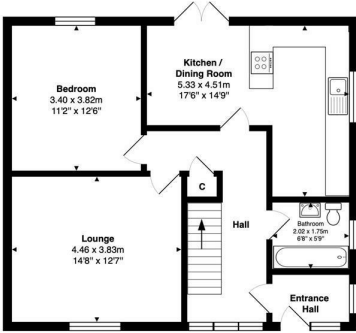


**12 Broomhill Avenue, Perth, PH1 1EN**  
**Offers Over £285,000**

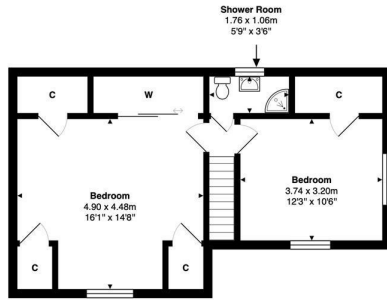
 **3**  **2**  **1**  **D**



- 3 spacious bedrooms
- 2 modern bathrooms
- High quality fixtures and fittings
- Newly renovated
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Quiet residential area
- Viewing recommended



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
68	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
78	63



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