



**Premier
Properties**
Perth

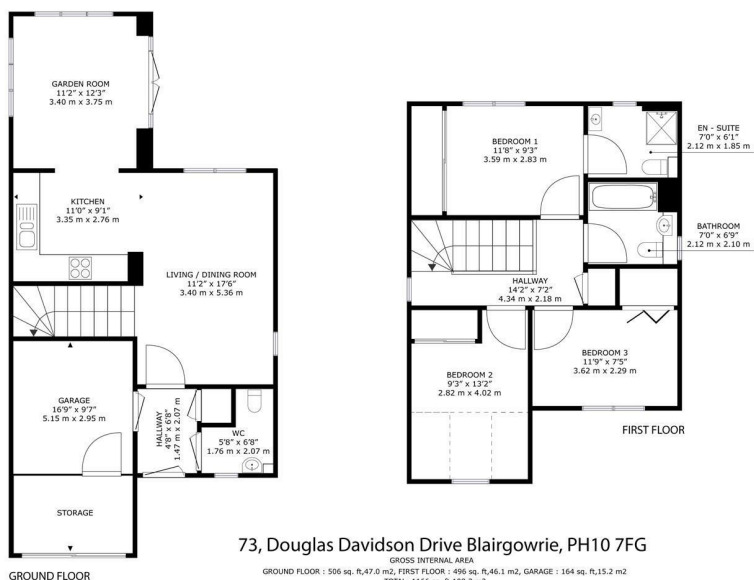


73 Douglas Davidson Drive, Blairgowrie, PH10 7FG
Offers Over £230,000

 3  2  2  C



- Detached house
- 3 Bedrooms
- 2 Bathrooms
- Off street parking
- Private front & rear garden
- Gas Central heating
- Close to local amenities
- Viewing recommended



73, Douglas Davidson Drive Blairgowrie, PH10 7FG

GROSS INTERNAL AREA
GROUND FLOOR : 506 sq. ft, 47.0 m², FIRST FLOOR : 496 sq. ft, 46.1 m², GARAGE : 164 sq. ft, 15.2 m²
TOTAL : 1166 sq. ft, 108.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		75	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		85	86
EU Directive 2002/91/EC			



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.

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