



**Premier  
Properties**  
Perth

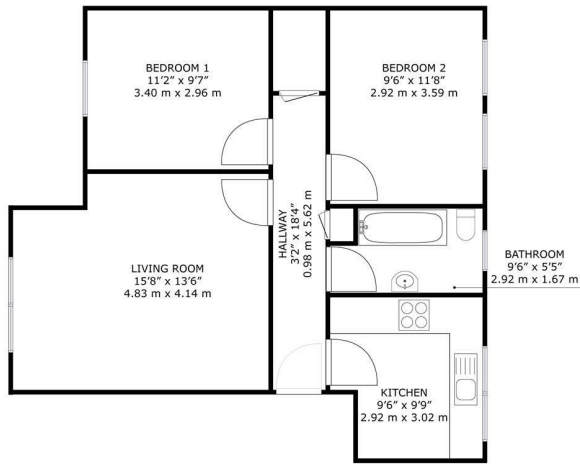


**27E Dunkeld Road, Perth, PH1 5RN**  
**Offers Over £99,950**

 **2**  **1**  **1**  **C**

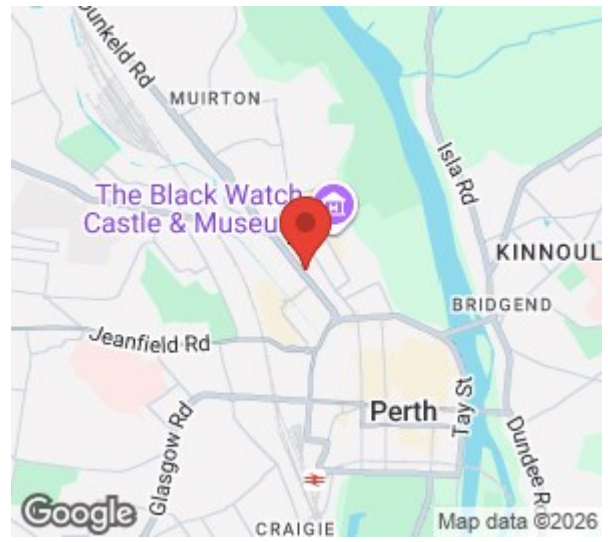
- *Bright upper-level flat*
- *2 double bedrooms*
- *Spacious reception room*
- *Kitchen and bathroom updated 3 years ago*
- *Freshly redecorated throughout*
- *Brand new carpets fitted*
- *New kitchen and bathroom flooring*
- *Windowsills sanded and varnished*
- *Gas central heating and double glazing*
- *Residents' and visitor parking*





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GROSS INTERNAL AREA  
TOTAL: 702 sq.ft, 65.2 m<sup>2</sup>,  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
78	81

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 EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
81	85

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

Scotland EU Directive 2002/91/EC



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