



**Premier
Properties**
Perth



54 Hermitage Drive, Perth, PH1 2SY
Offers Over £169,950

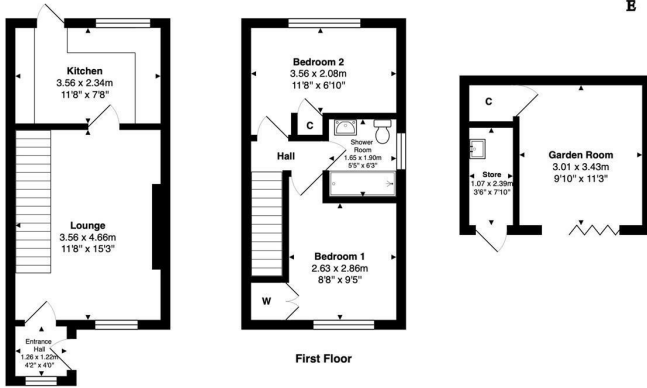
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- Move in condition
- Modern fixtures and fittings
- Perfect first time buy
- Garden room
- Sought after location
- Gas central heating & double glazing
- Allocated parking.

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Total Area: 67.3 m² ... 724 ft²
All measurements are approximate and for display purposes only



Ground Floor

First Floor



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		70	77
		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		77	80
		EU Directive 2002/91/EC	



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