



**Premier
Properties**
Perth



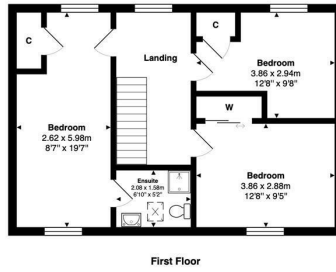
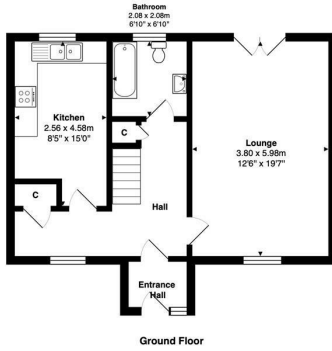
. Ochil Cottage, Perth, PH2 6NR
Offers Over £245,000



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

- 3 spacious bedrooms
- 2 bathrooms
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Stunning views
- Viewing highly recommended
- Quiet location





Energy Efficiency Rating	
Current	Potential
63	74
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
58	71
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
Scotland	
EU Directive 2002/91/EC	



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