



**Premier
Properties**
Perth

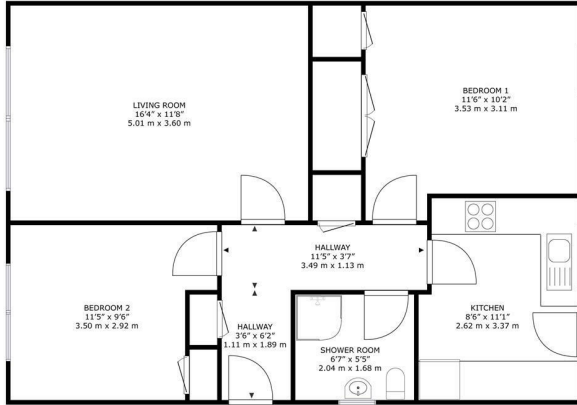


46 Balmanno Park, Perth, PH2 9RL
Offers Over £199,950

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



- 2 double bedrooms
- Modern bathroom
- Spacious reception room
- Close to local amenities
- Quiet area
- Driveway and garage
- Easy access to Perth
- Viewing highly recommended



46 Balmanno Park, Bridge of Earn, PH2 9RL

GROSS INTERNAL AREA
TOTAL: 678 sq.ft, 63.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	76	83	79
			82
Scotland	EU Directive 2002/91/EC		Scotland



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