



**Premier
Properties**
Perth

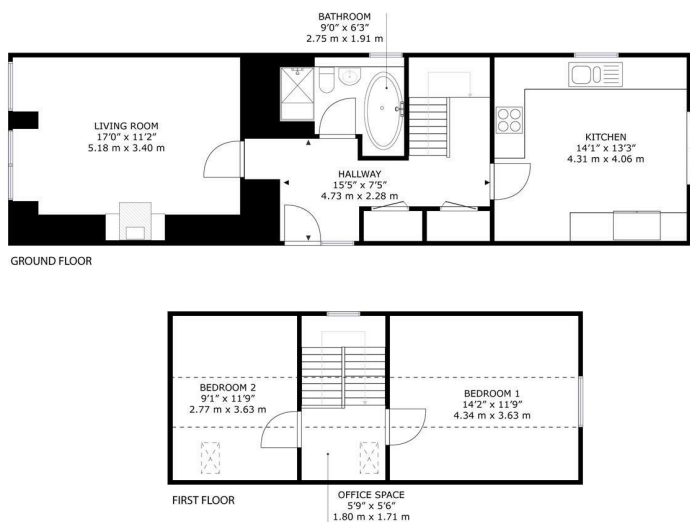


Copper Beech Moray Street, Auchterarder, PH4 1QF
Offers Over £195,000

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



- 2 bedrooms
- Tastefully decorated throughout
- Close to local amenities
- Easy access to transport
- Ideal for small families
- Quiet Blackford location
- Perfect for first-time buyers
- Private garden grounds



Copper Beech, Moray Street Blackford, Auchterarder, PH4 1QF

GROSS INTERNAL AREA
GROUND FLOOR : 651 sq. ft, 60.5 m², FIRST FLOOR : 392 sq. ft, 36.4 m²
TOTAL: 1043 sq. ft, 96.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATED, 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	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-90) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	70	76	Scotland	68	71
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



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