



**Premier
Properties**
Perth

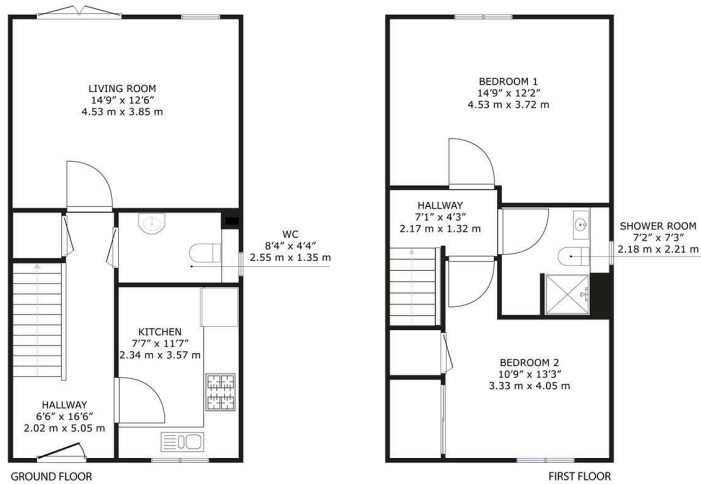


11 Berwick Brae, Perth, PH2 0TN
Offers Over £225,000

 2  1  1  B



- 2 double bedrooms
- 1 modern bathroom
- Spacious reception room
- Close to Perth amenities
- Ideal for small families
- Quiet residential area
- Easy access to transport
- Perfect first time buyer



11 Berwick Brae, Perth, PH2 0TN

GROSS INTERNAL AREA
GROUND FLOOR : 476 sq. ft./44.2 m², FIRST FLOOR : 449 sq. ft./41.7 m²
TOTAL: 925 sq. ft./85.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) 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	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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