

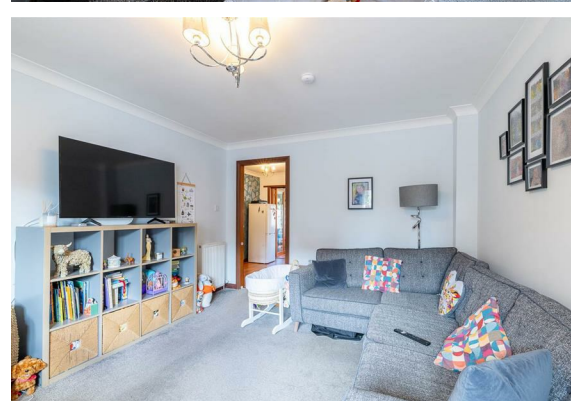


36 Sutherland Crescent, Perth, PH2 9GA
Offers Over £205,000

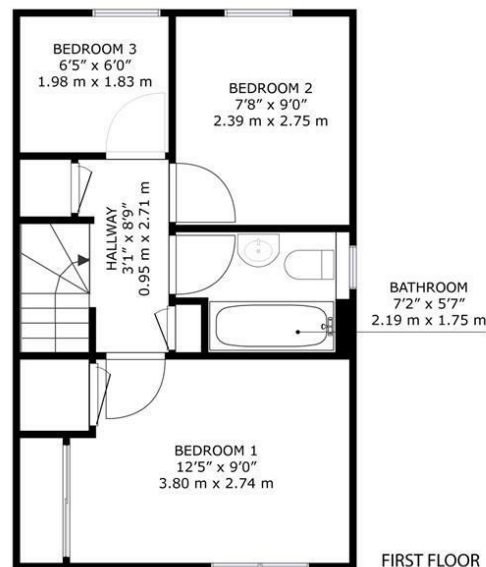
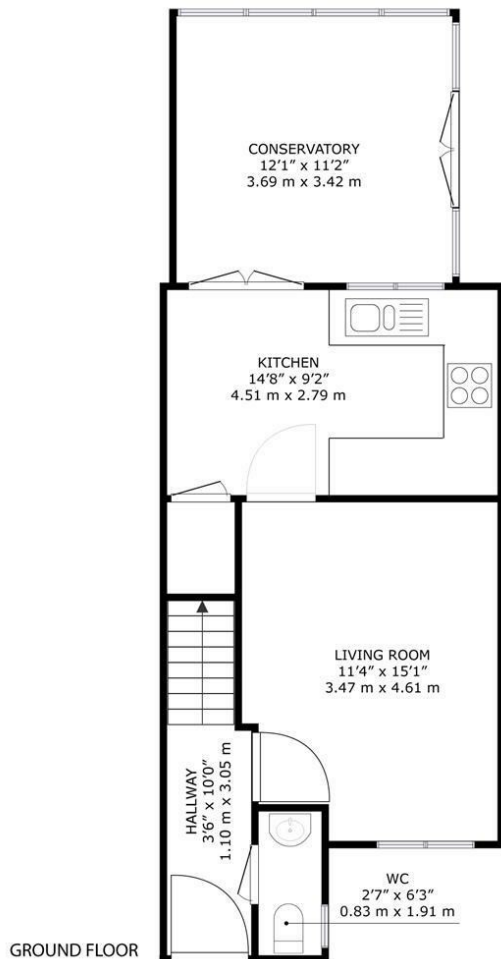
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**Premier
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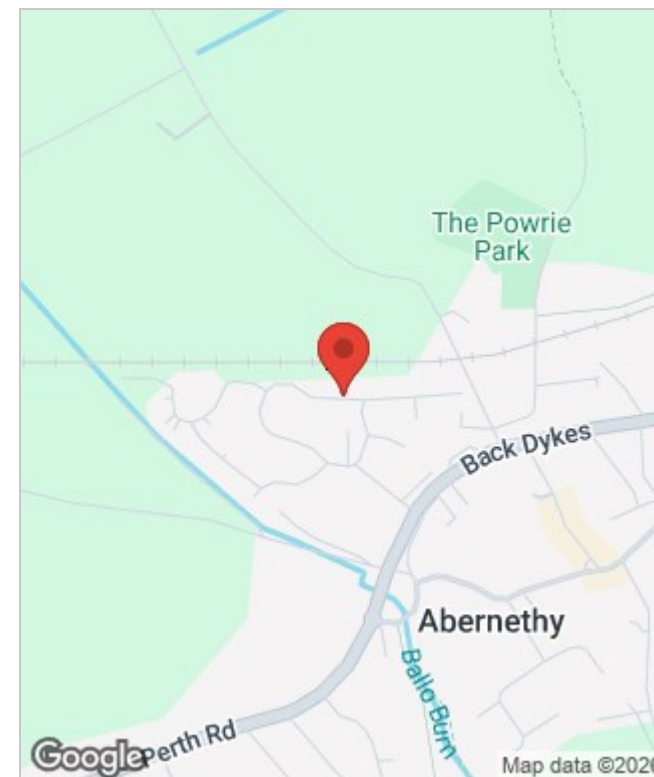






36, Sutherland Crescent Abernethy, PH2 9GA

GROSS INTERNAL AREA
GROUND FLOOR : 603 sq. ft, 56.0 m², FIRST FLOOR : 370 sq. ft, 34.4 m²
TOTAL: 973 sq. ft, 90.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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