



**Premier  
Properties**  
Perth

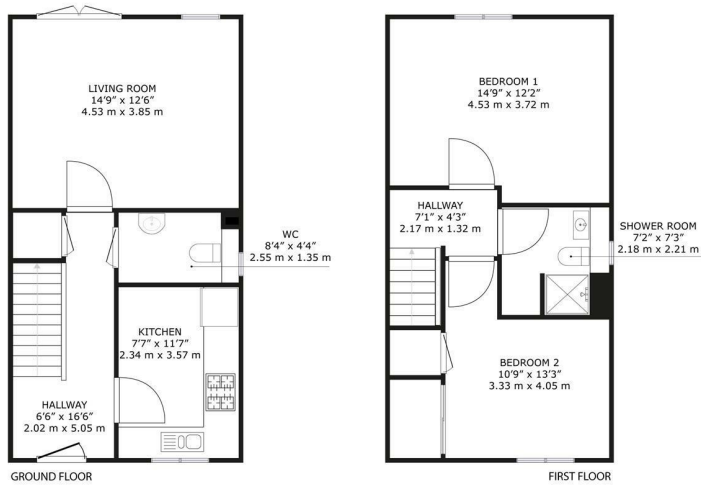


**11 Berwick Brae, Perth, PH2 0TN**  
**Offers Over £225,000**

 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 m<sup>2</sup>, FIRST FLOOR : 449 sq. ft., 41.7 m<sup>2</sup>  
 TOTAL : 925 sq. ft., 85.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A	89	89	(92 plus) A	86	86
(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 <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC		Scotland	



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