



**Premier
Properties**
Perth



4 Croll Gardens, Perth, PH1 0AD
Offers Over £185,000

 3  2  1  B



- Ground floor apartment
- Three bedrooms
- Open plan living
- En-Suite & Bathroom
- Entry Door System
- Allocated parking
- Popular residential area



4, Croll Gardens Perth, PH1 0AD
 GROSS INTERNAL AREA
 TOTAL: 913 sq.ft, 84.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 83 | 83 |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| 87 | 87 |



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.