



**Premier
Properties**
Perth

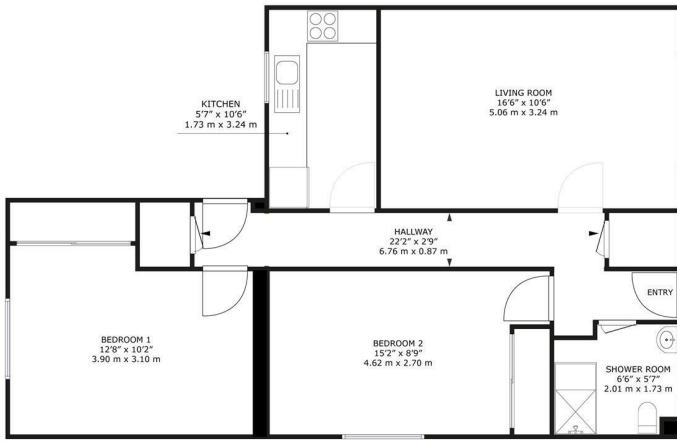


22 Bute Drive, Perth, PH1 3BQ
Offers Over £139,500

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- 2 Bedrooms
- 1 Bathroom
- Semi-detached bungalow
- Private rear garden
- Gas central heating
- On street parking
- Easy access to transport
- Close to local amenities
- Viewing recommended



22 Bute Drive, Perth, PH1 4BQ
GROSS INTERNAL AREA
TOTAL: 873 sq. ft, 82.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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	75	(69-80) C	77
(55-68) D		(55-68) D	81
(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



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