



**Premier
Properties**
Perth



8 Caesar Avenue, Perth, PH1 0BN
Offers Over £229,950

 **3**  **2**  **1**  **B**



- 3 spacious bedrooms
- 2 modern bathrooms
- Sought after location
- Close to local amenities
- Easy access to transport
- Family-friendly neighbourhood
- Ideal for families
- Viewing recommended



8, Caesar Avenue Perth, PH1 0BN

GROSS INTERNAL AREA
GROUND FLOOR : 491 sq. ft. 45.6 m², FIRST FLOOR : 464 sq. ft. 43.1 m²
TOTAL: 955 sq. ft. 88.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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