



**Premier
Properties**
Perth



21 Latch Burn Wynd, Perth, PH2 0SP
Offers Over £459,995

 5  3  2  C



- 5 bedrooms
- 3 modern bathrooms
- Detached villa
- Move-in ready condition
- Private rear garden
- Gas central heating
- Double glazing throughout
- Single garage
- Off-street parking available
- Viewing recommended



21 LATCH BURN WYND, DUNNING, PH2 0SP

Total: 1911 sq. Ft, 178 m²
 1st Floor: 1536 sq. Ft, 143 M², 2nd Floor: 375 sq. Ft, 35 m²
 Excluded Areas: Garage: 197 sq. Ft, 18 M², Storage: 59 sq. Ft, 5 M², Attic: 499 sq. Ft, 47 M²,
 Low Ceiling: 51 sq. Ft, 5 M², Walls: 212 sq. Ft, 19 m²

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		77	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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		75	76
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.