



**Premier
Properties**
Perth

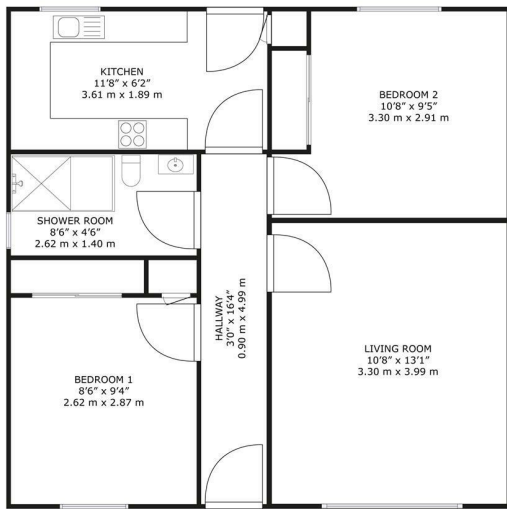


37 Paterson Drive, Blairgowrie, PH10 6TU
Offers Over £165,000

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- 2 bedrooms
- 1 modern bathroom
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Quiet Blairgowrie area
- Ideal for small families
- Viewing highly recommended



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GROSS INTERNAL AREA
TOTAL: 535 sq.ft. 49.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	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			(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 ₂ emissions		
Scotland	71	80	Scotland	72	80
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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