



**Premier  
Properties**  
Perth



**21 Latch Burn Wynd, Perth, PH2 0SP**  
**Offers Over £475,000**

 **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 m<sup>2</sup>**  
 1st Floor: 1536 sq. Ft, 143 M<sup>2</sup>, 2nd Floor: 375 sq. Ft, 35 m<sup>2</sup>  
 Excluded Areas: Garage: 197 sq. Ft, 18 M<sup>2</sup>, Storage: 59 sq. Ft, 5 M<sup>2</sup>, Attic: 499 sq. Ft, 47 M<sup>2</sup>,  
 Low Ceiling: 51 sq. Ft, 5 M<sup>2</sup>, Walls: 212 sq. Ft, 19 m<sup>2</sup>

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                                    |  | EU Directive 2002/91/EC |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.