



**Premier
Properties**
Perth



41 Lynedoch Road, Perth, PH1 3PN
Offers Over £335,000

 4  2  2  D



- 4 spacious bedrooms
- 2 bathrooms
- 2 reception rooms
- Ideal family home
- Close to local amenities
- Easy access to Perth
- Quiet residential area
- Viewing recommended
- Located on a sizeable plot



Energy Efficiency Rating

Rating	Current (2002/01)	EU Directive (2002/91/EC)
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Current Score	67	80

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current (2002/01)	EU Directive (2002/91/EC)
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Current Score	67	78

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC



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