



**Premier
Properties**
Perth



19 Mailer Way, Perth, PH2 0GE
Offers Over £245,000

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



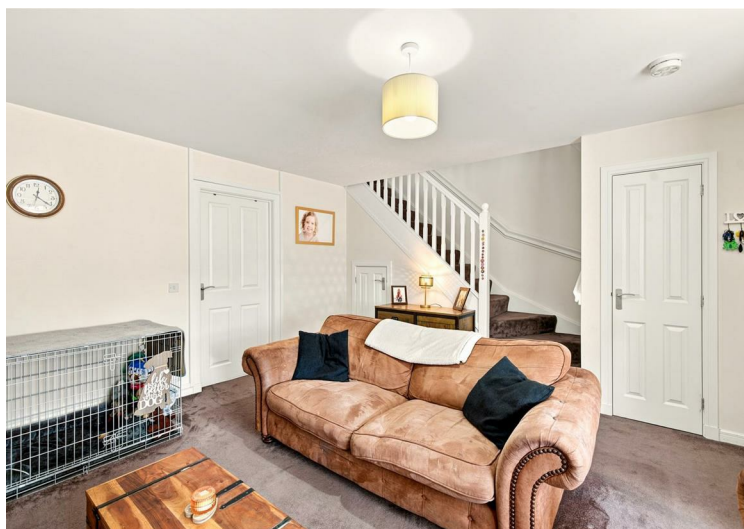
- 3 spacious bedrooms
- 2 modern bathrooms + W.C.
- Bright reception room
- Close to local schools
- Near public transport
- Family-friendly area
- Ideal for commuters
- Viewing recommended



Kitchen/ Dining room - 5.2m x 2.8m
 Living Room - 4.8m x 4.3m
 W/C - 2.2m x 1.2m
 Bedroom 1 - 3.2m x 2.7m
 Bedroom 2 - 3.2m x 3m
 Bedroom 3 - 3.4m x 2.3m
 Bathroom - 2m x 1.9m
 Ensuite - 3.1m x 2.6m



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	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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