



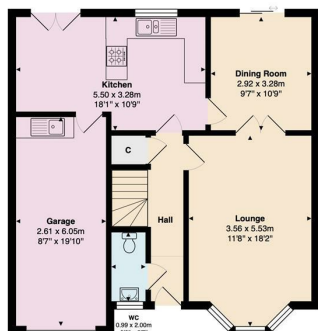
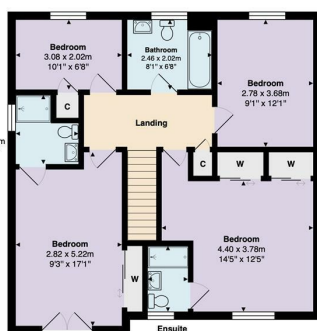
**Premier
Properties**
Perth



11 Malloch Avenue, Perth, PH1 3FW
Offers Over £299,950

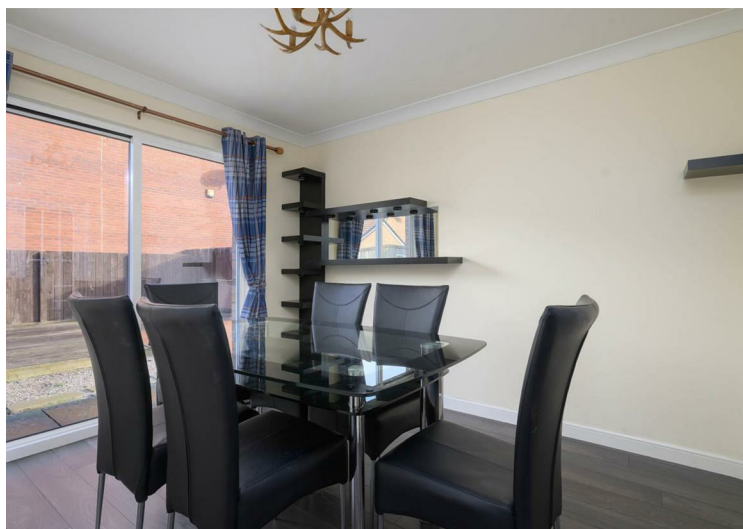
 4  3  2  C

- 4 spacious bedrooms
- 3 bathrooms
- 2 reception rooms
- Close to schools and parks
- Easy access to transport links
- Ideal family home
- Viewing highly recommended
- Quiet residential area
- Ample living space



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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