



**Premier
Properties**
Perth



19 Birch Avenue, Perth, PH2 6LE
Offers Over £170,000

 2  1  1  D



- 2 bedrooms
- Spacious reception room
- Close to Scone amenities
- Easy access to Perth
- Ideal for small families
- Quiet residential area
- Viewing recommended



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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