



**Premier
Properties**
Perth

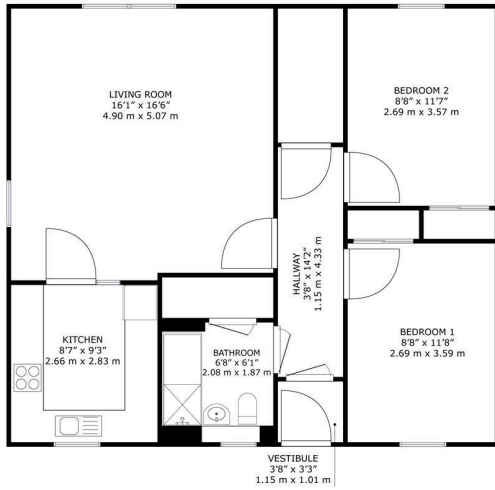


37 Cromlix Road, Perth, PH2 8DB
Offers Over £37,500

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- 2 spacious bedrooms
- 1 modern bathroom
- Spacious reception room
- Quarter share
- Newly fitted kitchen
- Perfect first time buy
- Easy access to transport
- Quiet residential area
- Viewing highly recommended



37, Cromlix Road Perth, PH2 8DB

GROSS INTERNAL AREA
TOTAL: 761 sq.ft, 70.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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