



**Premier
Properties**
Perth



65A Balhousie Street, Perth, PH1 5HW
Offers Over £415,000

 3  2  4  C

- Spacious 4 reception rooms
- Three double bedrooms
- Rare to the market
- Sought after location
- Walking distance to Perth City Centre
- Close to Perth amenities
- Ideal for family living
- Fantastic sized garden



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		71	77
		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		68	72
		EU Directive 2002/91/EC	



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