



**Premier
Properties**
Perth

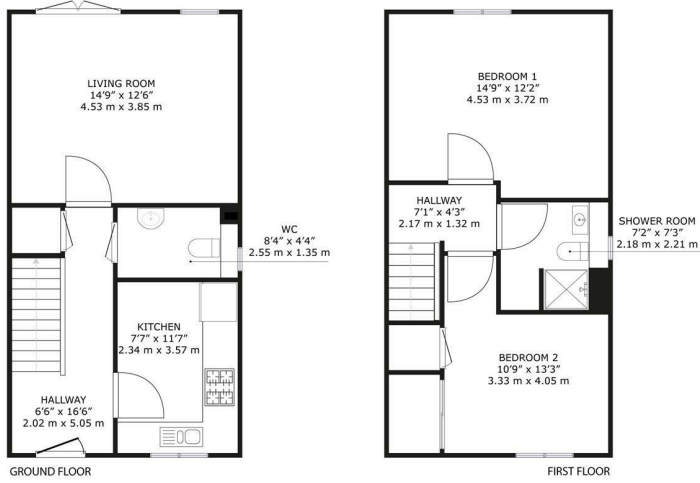


11 Berwick Brae, Perth, PH2 0TN
Offers Over £225,000

 2  1  1  B



- 2 double bedrooms
- 1 modern bathroom
- Spacious reception room
- Close to Perth amenities
- Ideal for small families
- Quiet residential area
- Easy access to transport
- Perfect first time buyer



11 Berwick Brae, Perth, PH2 0TN

GROSS INTERNAL AREA
 GROUND FLOOR : 476 sq. ft./44.2 m², FIRST FLOOR : 449 sq. ft./41.7 m²
 TOTAL : 925 sq. ft./85.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	89	89	(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.