



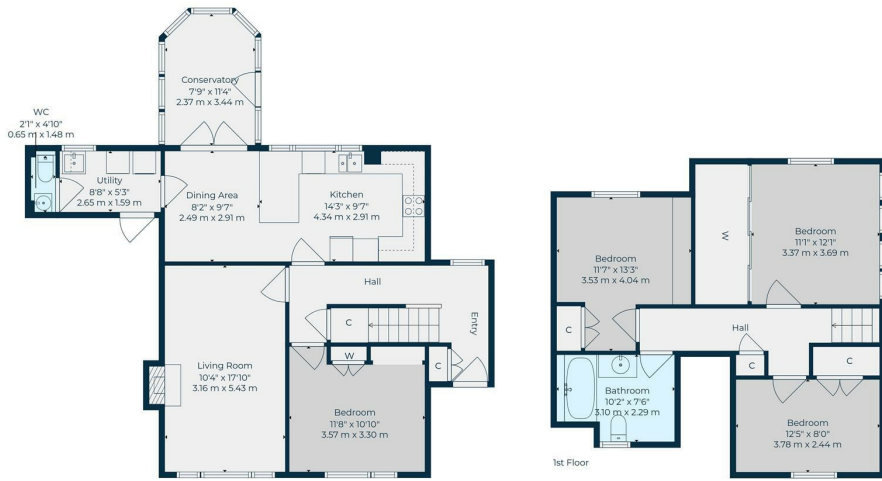
**Premier  
Properties**  
Perth



**46 Castlelaw Crescent, Perth, PH2 9LP**  
**Offers Over £279,950**

 4  1  2  D

- Detached house
- 4 Bedroom
- Off street parking
- Single garage
- Oil heating
- Private front and rear gardens
- Exceptional views
- Ideal family home
- Viewing recommended



Ground Floor  
**46 CASTLEVIEW CRESCENT, ABERNETHY, PH2 9LP**

**Total: 1348 sq. Ft, 125 m<sup>2</sup>**  
 Ground Floor: 776 sq. Ft, 72 M<sup>2</sup>, 1st Floor: 572 sq. Ft, 53 m<sup>2</sup>  
 Excluded Areas: Utility: 46 sq. Ft, 4 M<sup>2</sup>, Fireplace: 6 sq. Ft, 1 M<sup>2</sup>, Low Ceiling: 45 sq. Ft, 4 M<sup>2</sup>,  
 Walls: 144 sq. Ft, 14 m<sup>2</sup>

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(38-54) <b>E</b>	<b>55</b>	<b>65</b>	(38-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>		<b>Scotland</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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.