



**Premier  
Properties**  
Perth

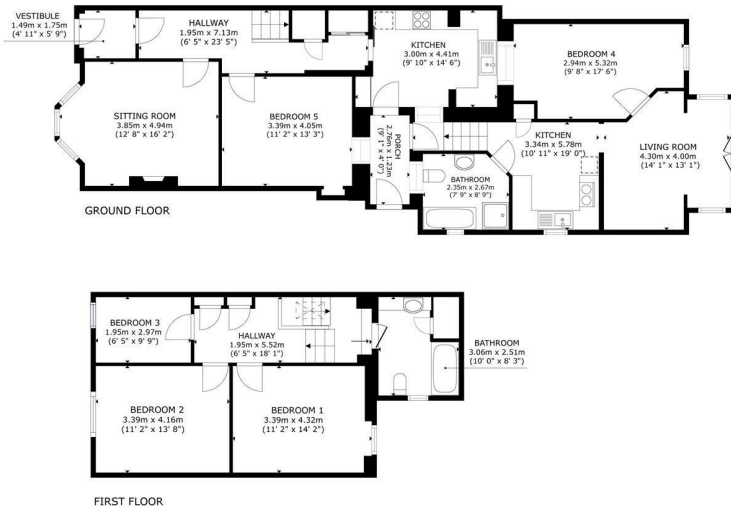


**32 Pitcullen Terrace, Perth, PH2 7EQ**  
**Offers Over £385,000**

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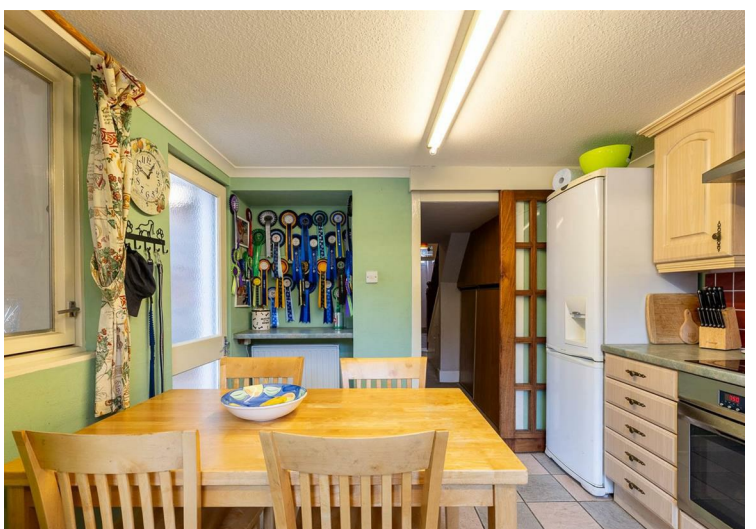
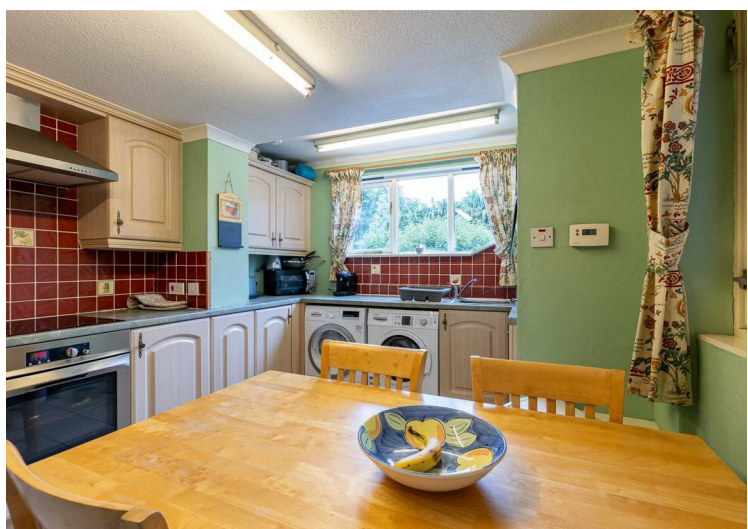
- Traditional semi-detached house
- Includes separate annex
- Sought-after Perth location
- Short walk to city centre
- Gas central heating
- Part Double glazed windows
- Off-street parking available
- Fully enclosed private garden



**32 Pitcullen Terrace, Perth, PH2 7EQ**  
 GROSS INTERNAL AREA  
 GROUND FLOOR: 117.4 m<sup>2</sup> (1,264 sq.ft.) FIRST FLOOR: 55.0 m<sup>2</sup> (592 sq.ft.)  
 TOTAL: 172.4 m<sup>2</sup> (1,856 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		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>	<b>63</b>	(55-68) <b>D</b>	<b>69</b>
(38-54) <b>E</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	
Scotland		Scotland	
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.