



**Premier
Properties**
Perth

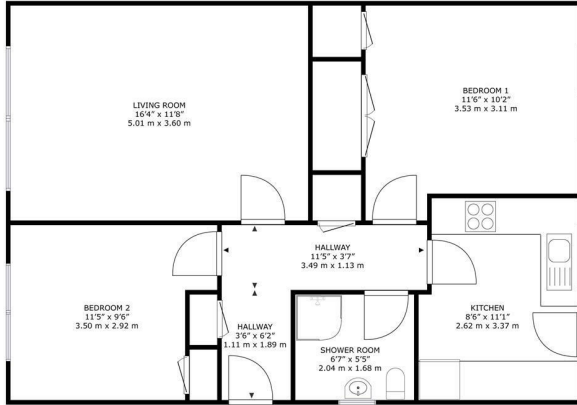


46 Balmanno Park, Perth, PH2 9RL
Offers Over £199,950

 **2**  **1**  **1**  **C**



- 2 double bedrooms
- Modern bathroom
- Spacious reception room
- Close to local amenities
- Quiet area
- Driveway and garage
- Easy access to Perth
- Viewing highly recommended



46 Balmanno Park, Bridge of Earn, PH2 9RL

GROSS INTERNAL AREA
TOTAL: 678 sq.ft, 63.0 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		76	83
		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		79	82
		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.