



**Premier
Properties**
Perth



Hillyland Farmhouse 57-61 Crieff Road, Perth, PH1 2NU Offers Over £295,000



This fantastic development opportunity has most recently served as a part commercial unit with a residential flat above. Accommodation is split over 3 levels comprising as follows:

Ground Floor - Entrance vestibule, hallway, kitchen, utility room, living room, bathroom & 2 double bedrooms.

First Floor - Landing, kitchen, bathroom, family room & 3 bedrooms.

2nd Floor - 2 Double bedrooms

Externally the property boasts extensive garden grounds mainly laid to lawn, double garage and an abundance of off-street parking.

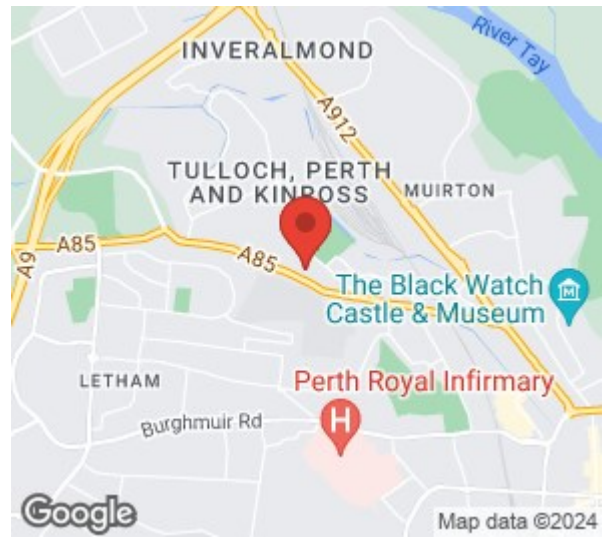
Viewing is essential to appreciate this rare development opportunity.

- Business Opportunity
- Large Garden Grounds
- Close To All Amenities
- Off Street Parking
- Renovation Project
- Double Garage



Hillyland Farmhouse, 57-61 Crieff Road, Perth PH1 2NU

GROSS INTERNAL AREA
 1ST FLOOR: 1,457 sq. ft. 135 m², 2ND FLOOR: 1,173 sq. ft. 109 m²
 3RD FLOOR: 276 sq. ft. 26 m², TOTAL: 2,888 sq. ft. 268 m²
 REDUCED HEADROOM BELOW: 1.5M : 107 sq. ft. 9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, MEASURED TO FACE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	

Scotland EU Directive 2002/91/EC

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