



**Premier
Properties**
Perth



Fingask Myreriggs Road, Blairgowrie, PH13 9HS Offers Over £270,000

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Accommodation comprises; Entrance vestibule and hall, living room, dining kitchen, utility room, three bedrooms, shower room with WC and front sunroom/conservatory.

Heating is provided via gas central heating and windows are double glazed throughout.

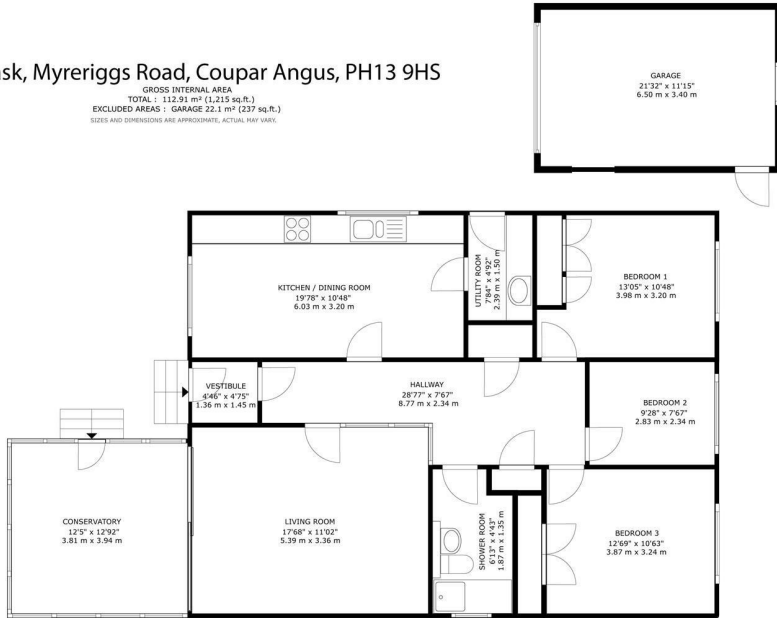
Access is via the gravel surfaced driveway which provides plenty off street parking, leading to do a single detached garage. There is a large, enclosed garden to the rear, ideal for relaxing and entertaining during the warmer months.

- 3 Bedrooms
- Conservatory
- Double Glazing
- Driveway
- Front & Rear Gardens
- Gas Central Heating
- Immaculately Presented
- Off Street Parking
- Single Garage

Fingask

Fingask, Myreriggs Road, Coupar Angus, PH13 9HS

GROSS INTERNAL AREA
 TOTAL : 112.91 m² (1,215 sq.ft.)
 EXCLUDED AREAS : GARAGE 22.1 m² (237 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
72	86
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	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
69	84
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	
EU Directive 2002/91/EC	



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