



**Premier
Properties**
Perth



33 Sutherland Crescent, Perth, PH2 9GA Offers Over £267,500

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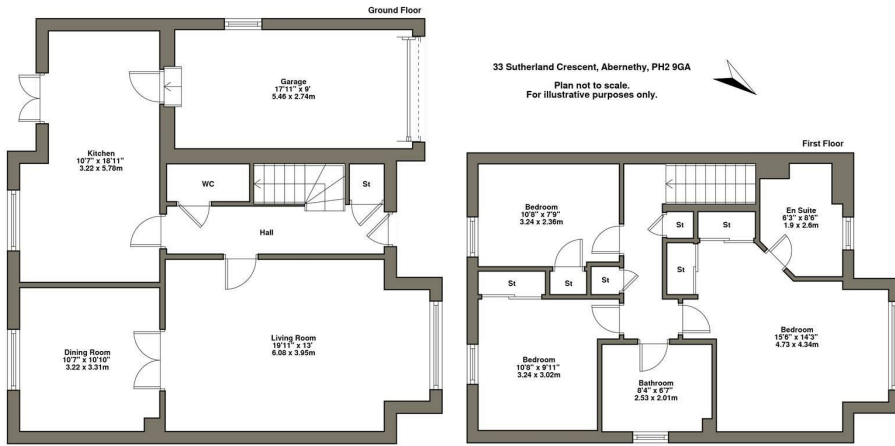
Presented across two levels, the accommodation comprises: **GROUND FLOOR** - Hallway, Living Room, Dining Room, WC and Kitchen with patio doors giving access to the garden. **FIRST FLOOR** - Landing, Bathroom and Three Bedrooms (One with En Suite Shower Room).

To the front of the property there is off-street parking via a mono blocked driveway leading to the single garage. To the rear there is a fully enclosed garden, laid mainly to lawn boasting lovely countryside views, ideal for enjoying the finer weather.

Location: Close to all amenities including local shop, village pub/restaurant, café and primary school. The nearby town of Newburgh offers a larger variety of local shops & facilities as does the village of Bridge of Earn which can be found within a short drive. The City of Perth is only a short drive away, and the property is ideally located for access to all major transport networks.

- Three Bedrooms
- Oil Heating
- Driveway
- Double Glazing
- En Suite Shower Room
- Village Location
- Popular Area
- Close To Local Amenities





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		83	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	69		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland		EU Directive 2002/91/EC	Scotland



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