



**Premier
Properties**
Perth



101 Angus Road, Perth, PH2 6RD

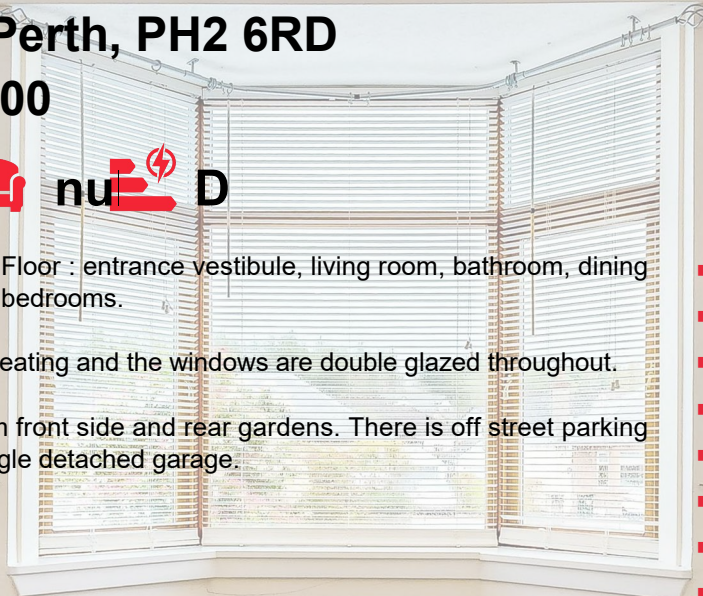
Offers Over £230,000

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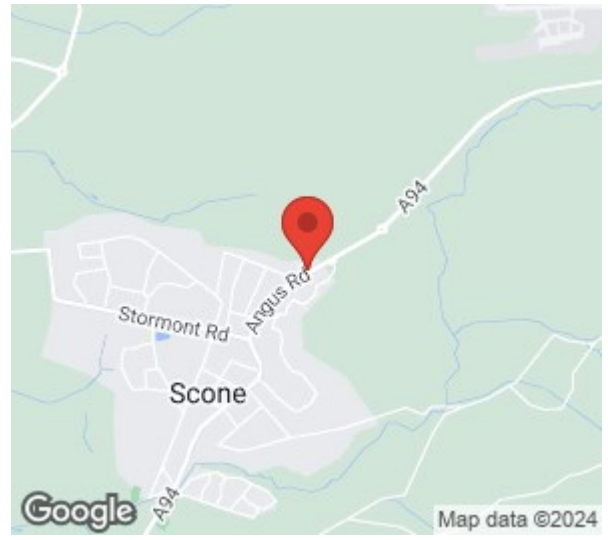
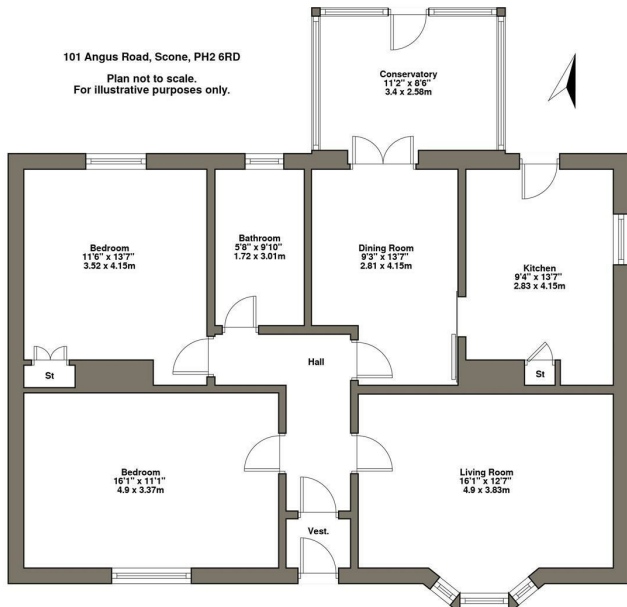
Accommodation comprises Ground Floor : entrance vestibule, living room, bathroom, dining area, kitchen, conservatory and two bedrooms.

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

Externally the property benefits from front side and rear gardens. There is off street parking available to the front leading to a single detached garage.



- 2 Double Bedrooms
- Conservatory
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Private Garden
- Single Garage
- Sought After Location
- Village Location



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		76	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	57		(55-68) D
(38-54) E			(38-54) 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
			EU Directive 2002/91/EC



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