



**Premier  
Properties**  
Perth



**14 Westfield, Perth, PH1 3HH**  
**Offers Over £155,000**

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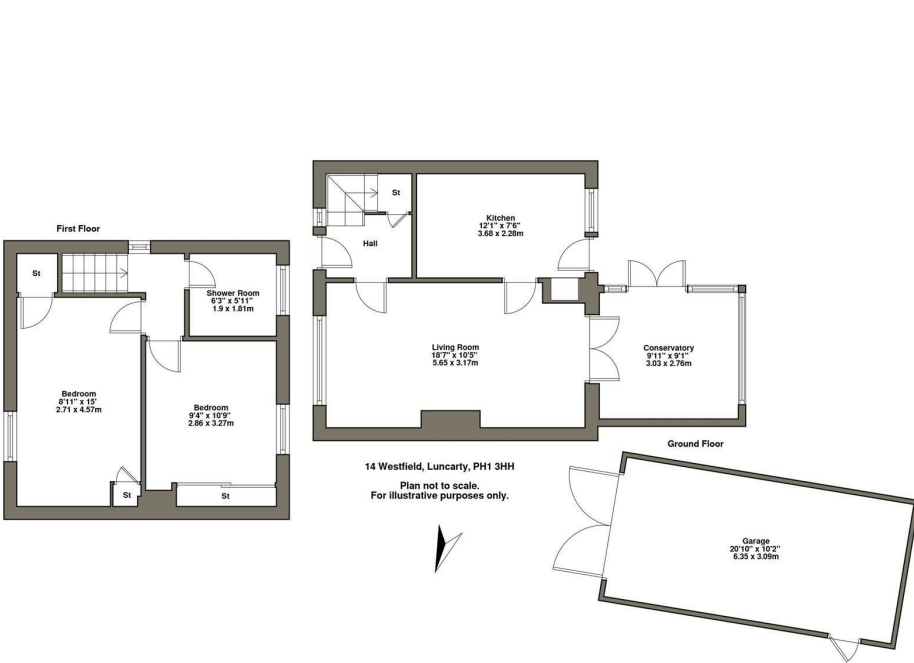
Presented across two levels, accommodation comprises: **GROUND FLOOR:** Entrance Hall, Living Room, Kitchen and Conservatory.

**FIRST FLOOR:** Landing, Two Bedrooms and Shower Room with WC. Warmth is provided by oil central heating and the property is fully double glazed.

Externally the property benefits from private enclosed gardens to the front and rear. There is also a driveway providing off street parking leading to a single detached garage.

- 2 Bedrooms
- Conservatory
- Desirable Area
- Double Glazing
- Front & Rear Garden
- Off Street Parking
- Oil Fired Heating
- Single Garage
- Village Location





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>78</b>
	<b>56</b>

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>74</b>
	<b>53</b>



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