



**Premier  
Properties**  
Perth



## 5 Fraser Avenue, Perth, PH2 6DG Offers Over £97,500

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Wolfhill is a quiet rural location within easy reach of the village of Guildtown which hosts a primary school, garage and restaurant.

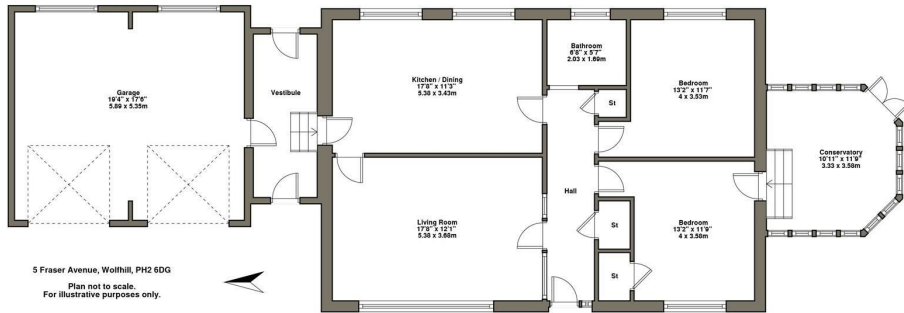
Residents are also just a short drive from excellent amenities in the charming town of Blairgowrie, which boasts a fantastic array of independent shops and businesses, as well as a Tesco superstore. There is also a choice of major supermarkets on the outskirts of nearby Perth and Dundee. The surrounding countryside offers some of the best outdoor activities in the country, from fishing on the River Tay to hiking, hillwalking and cycling on the scenic country lanes. The village is also served by frequent bus links travelling to Blairgowrie and Perth

- 2 Bedrooms
- Double Garage
- Double Glazing
- Driveway
- Large Garden Grounds
- Village Location

The accommodation is located on one level, comprising: Ground Floor - entrance hall, living room, dining kitchen, two bedrooms (one with conservatory off), bathroom with WC and side entrance/utility area.

The property sits in a private corner plot with a large driveway and garden grounds surrounding the property.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>82</b>	(92 plus) <b>A</b>	<b>62</b>
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(38-54) <b>E</b>		(38-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>		<b>Scotland</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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