



**Premier  
Properties**  
Perth



## The Oaks , Perth, PH1 3HA Offers Over £149,995



Located just 6 miles from Perth and close to the desirable village of Almondbank, this area offers a perfect rural setting whilst also being ideally situated to enjoy the city living aspects of Perth.

The Inveralmond & Broxden Roundabouts are within a short commute, providing access to all major cities, ideal for the commuter.

Planning application number- 22/00919/FLL. Full details can be found at <https://planningapps.pkc.gov.uk/online-applications/search.do?action=simple&searchType=Application>

**\*\* All services onsite & full planning permission and building warrant in place\*\***

- Close To All Local Amenities
- Desirable Area
- Rural Location





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

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



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