



**Premier  
Properties**  
Perth



## 37 Huntingtower Road, Perth, PH1 2LH

**Offers Over £209,000**

 **2**  **1**  **1**  **C**

This ideal home features spacious accommodation over one level, with a good sized lounge, kitchen, two bedrooms, shower room and rear conservatory. Externally there is off street parking available to the front and there are garden grounds to the front, side and rear.

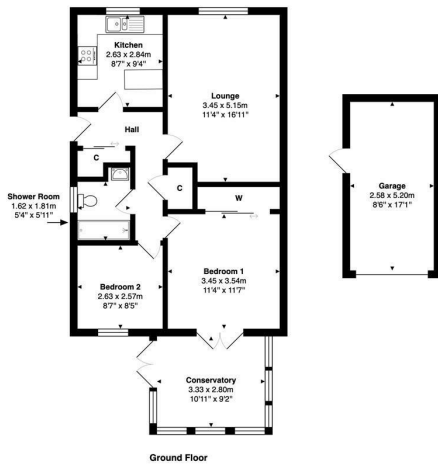
Warmth is provided by gas central heating and the property is fully double glazed.

Location: This property is ideally located for access to all local amenities including primary schools, bus routes to Perth city centre and Tesco supermarket as well as quick access to the motorway for routes into Edinburgh & Glasgow.

- 2 Bedrooms
- Double Glazing
- Driveway
- Gas Central Heating
- Sought After Location







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>90</b>	(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>		(69-80) <b>C</b>	<b>72</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>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	



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