



**Premier
Properties**
Perth



5 Albion Avenue, Auchterarder, PH3 1QX
Offers Over £319,950

 4  2  1  B

- 4 spacious bedrooms
- 2 modern bathrooms
- Spacious reception room
- Sought after location
- Ideal family home
- Close to local amenities
- Easy access to transport
- Quiet residential area
- Viewing highly recommended



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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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