



**Premier
Properties**
Perth



St Ann's 17 Harley Place, Perth, PH1 5DP Offers Over £369,950

 4  1  2  D



- 4 spacious bedrooms
- 2 reception rooms
- Charming house in Perth
- Close to local amenities
- Near schools and parks
- Easy access to transport
- Ideal family home
- Viewing highly recommended
- Quiet residential area



ST ANNS, 17 HARLEY PLACE PERTH, PH1 5DP

Total: 1222 sq. Ft. 114 m²
 1st Floor: 999 sq. Ft. 93 M², 2nd Floor: 223 sq. Ft. 21 m²
 Excluded Areas: Garage: 145 sq. Ft. 13 M², Storage: 50 sq. Ft. 5 M², Screened Porch: 85 sq. Ft. 8 M²,
 Low Ceiling: 14 sq. Ft. 1 M², Walls: 154 sq. Ft. 13 m²

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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