



**Premier
Properties**
Perth

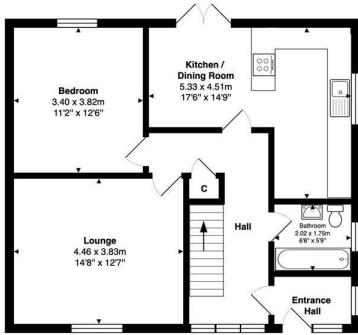


12 Broomhill Avenue, Perth, PH1 1EN
Offers Over £285,000

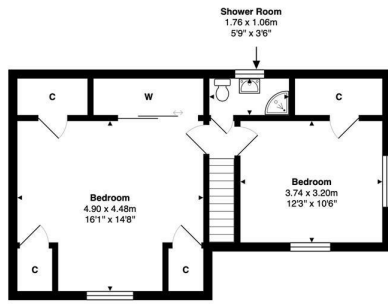
 **3**  **2**  **1**  **D**



- 3 spacious bedrooms
- 2 modern bathrooms
- High quality fixtures and fittings
- Newly renovated
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Quiet residential area
- Viewing recommended



Ground Floor



First Floor



| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| Very energy efficient - lower running costs A (92 plus) | 82 |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) Not energy efficient - higher running costs | |
| Scotland EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions A (92 plus) | 78 |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) Not environmentally friendly - higher CO ₂ emissions | |
| Scotland EU Directive 2002/91/EC | |



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