



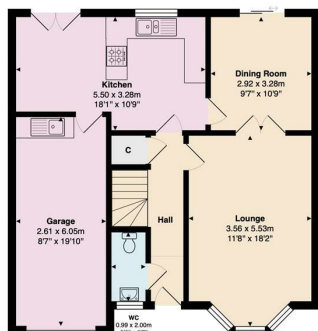
**Premier
Properties**
Perth



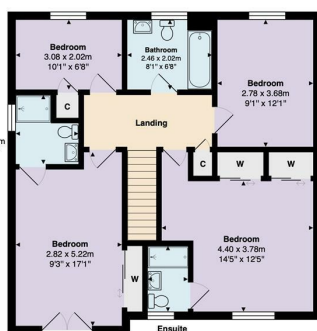
11 Malloch Avenue, Perth, PH1 3FW
Offers Over £299,950

 4  3  2  C

- 4 spacious bedrooms
- 3 bathrooms
- 2 reception rooms
- Close to schools and parks
- Easy access to transport links
- Ideal family home
- Viewing highly recommended
- Quiet residential area
- Ample living space



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	79	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	78	79
EU Directive 2002/91/EC		



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