



**Premier
Properties**
Perth



4 Croll Gardens, Perth, PH1 0AD
Offers Over £185,000

 3  2  1  B



- Ground floor apartment
- Three bedrooms
- Open plan living
- En-Suite & Bathroom
- Entry Door System
- Allocated parking
- Popular residential area



4, Croll Gardens Perth, PH1 0AD

GROSS INTERNAL AREA
TOTAL: 913 sq.ft, 84.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		87	87
(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		EU Directive 2002/91/EC	



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