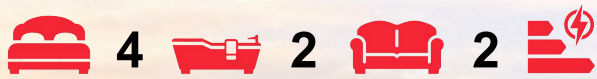




**Premier  
Properties**  
Perth



**. The Pines, Burrelton, PH13 9QB**  
**Offers Around £525,000**



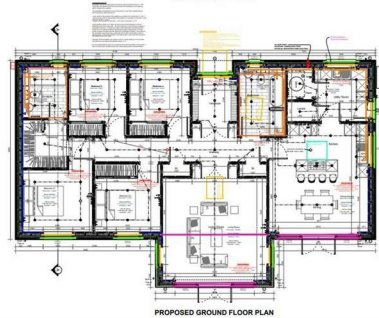
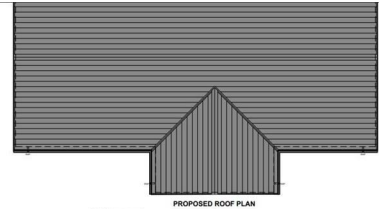
- Newly built four-bedroom detached bungalow
- Two modern bathrooms
- Open plan living
- Quiet village location
- Four generously sized bedrooms
- Situated on a fantastic-sized plot in a peaceful and private setting.
- Close to local amenities
- Energy-efficient home with air source heat pump





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

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



BRIEFING SHEET	
Project Name	
Client Name	
Project Address	
Project Start Date	
Project End Date	
Project Manager	
Project Status	
Project Budget	
Project Risk	
Project Notes	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.