



**Premier
Properties**
Perth



21 Latch Burn Wynd, Perth, PH2 0SP
Offers Over £475,000

 5  3  2  C



- 5 bedrooms
- 3 modern bathrooms
- Detached villa
- Move-in ready condition
- Private rear garden
- Gas central heating
- Double glazing throughout
- Single garage
- Off-street parking available
- Viewing recommended



21 LATCH BURN WYND, DUNNING, PH2 0SP

Total: 1911 sq. Ft, 178 m²
 1st Floor: 1536 sq. Ft, 143 M², 2nd Floor: 375 sq. Ft, 35 m²
 Excluded Areas: Garage: 197 sq. Ft, 18 M², Storage: 59 sq. Ft, 5 M², Attic: 499 sq. Ft, 47 M²,
 Low Ceiling: 51 sq. Ft, 5 M², Walls: 212 sq. Ft, 19 m²

All Measurements Are Approximate And For Display Purposes Only



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		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		EU Directive 2002/91/EC	
		75	76



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