



**Premier
Properties**
Perth



Pitcaithly Cottage Kirk Wynd, Perth, PH2 9JD

Offers Over £149,950

 **2**  **1**  **1**  **F**

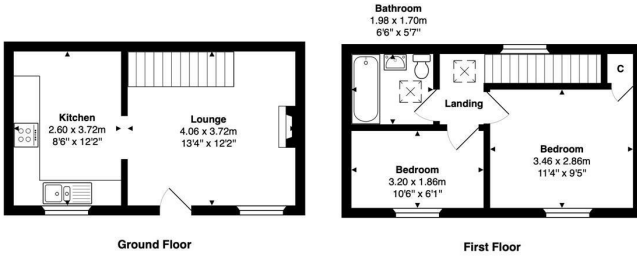


- 2 double bedrooms
- Modern bathroom
- Spacious reception room
- Sought after location
- Near local amenities
- Ideal for small families or first time buyers
- Close to transport links
- Viewing recommended

Pitcaithly Cottage, Kirk Wynd, Abernethy, PH2 9JD

Total Area: 50.7 m² ... 546 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		90
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	80	
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F	28		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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