

Simple Approach



Estate Agents



61A Perth Road, Perth
PH2 6JL

Offers over £59,995

This well-presented ground floor flat is ideally located on the ever-popular Perth Road in Scone, offering a fantastic opportunity for a range of buyers. The property comprises a bright lounge, a kitchen, a spacious double bedroom, and a bathroom, all presented in good condition throughout.

Benefiting from gas central heating and double glazing, this home ensures warmth and efficiency year-round. The flat's convenient ground floor position adds to its appeal, making it particularly suitable for first-time buyers, those looking to downsize, or investors seeking a ready-to-let property in a desirable area.

Situated close to local shops, transport links, and amenities, this charming flat combines comfort, convenience, and excellent value for money — an ideal step onto the property ladder or a smart addition to an investment portfolio.





- Ground Floor Flat
- Double Glazing

- One Generous Bedroom
- Highly Sought After Location

- Gas Central Heating
- Ideal For First Time Buyers & Investors



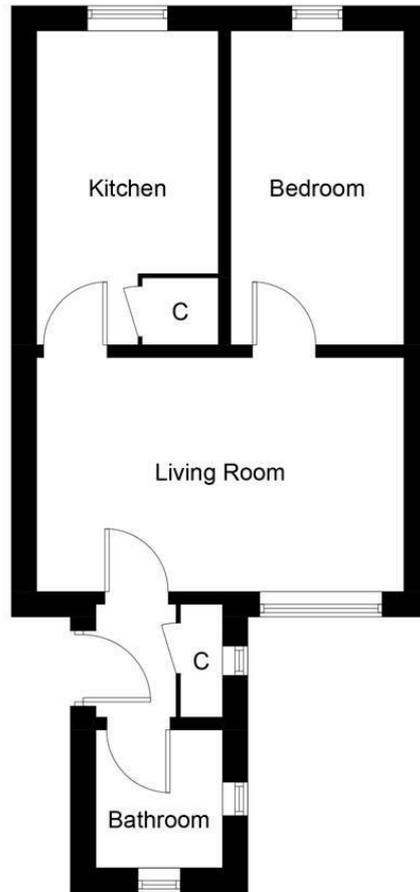
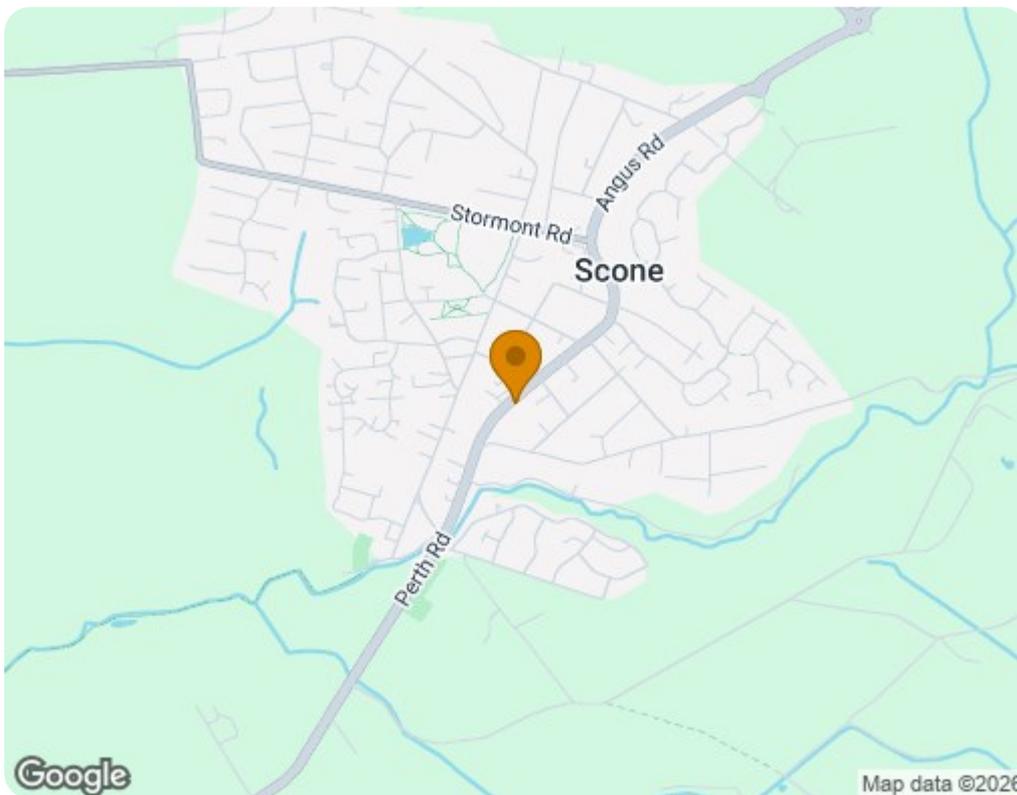


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257223)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC