



3B Abbey Road, Scone, PH2 6LW

Offers Over £75,000



Presented in move-in condition, set across one level, the accommodation comprises; Spacious & bright lounge, offering the ideal space for both relaxation and entertaining guests. The lounge gives direct access to the well appointed kitchen and rear hallway, where the bedroom and modern shower room complete this home.

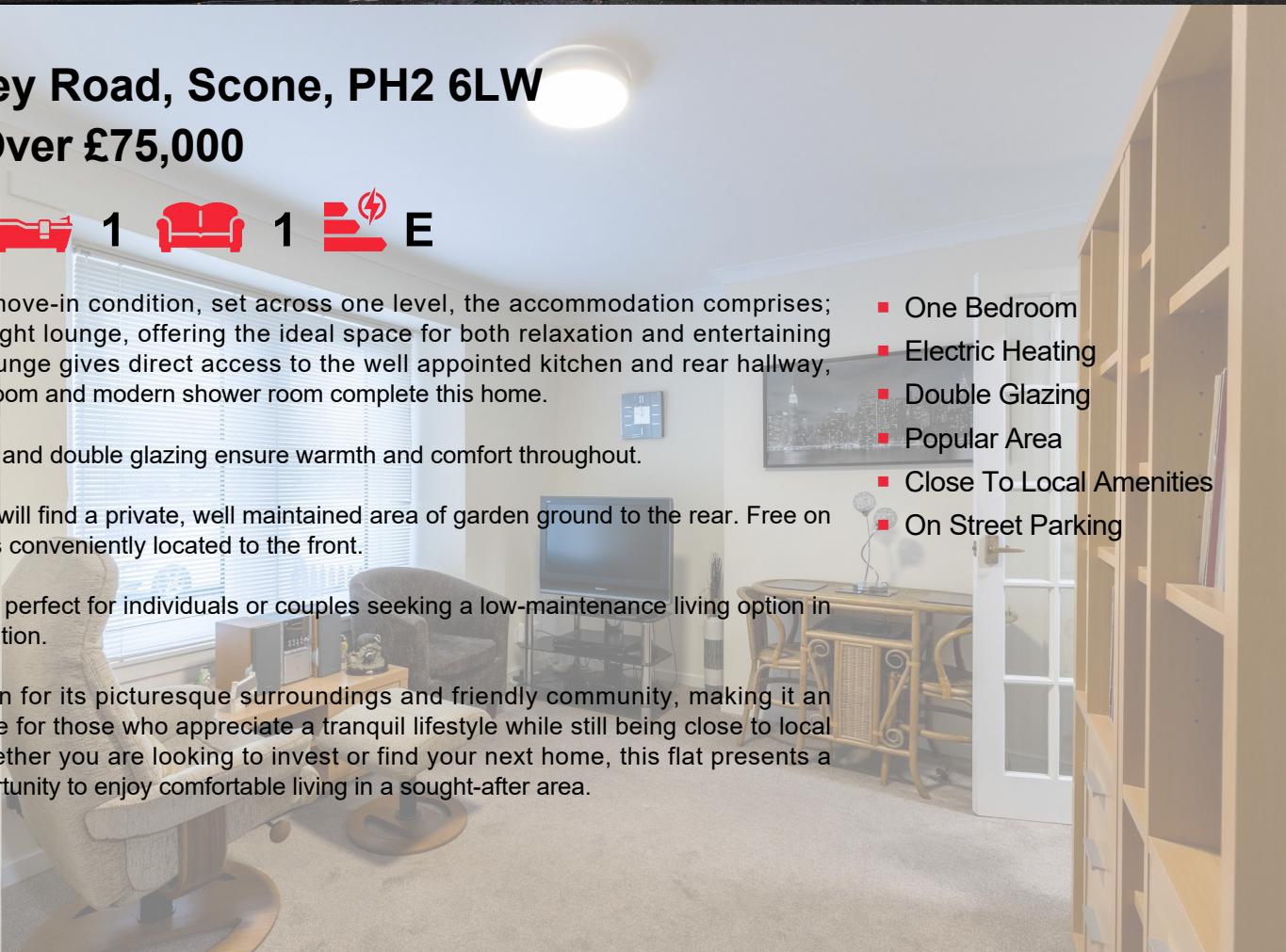
Electric heating and double glazing ensure warmth and comfort throughout.

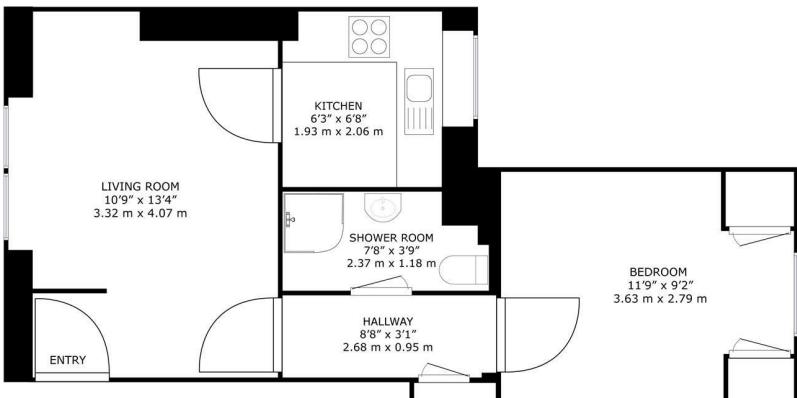
Externally, you will find a private, well maintained area of garden ground to the rear. Free on street parking is conveniently located to the front.

This property is perfect for individuals or couples seeking a low-maintenance living option in a desirable location.

Scone is known for its picturesque surroundings and friendly community, making it an excellent choice for those who appreciate a tranquil lifestyle while still being close to local amenities. Whether you are looking to invest or find your next home, this flat presents a wonderful opportunity to enjoy comfortable living in a sought-after area.

- One Bedroom
- Electric Heating
- Double Glazing
- Popular Area
- Close To Local Amenities
- On Street Parking





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GROSS INTERNAL AREA
TOTAL: 341 sq.ft, 31.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (F2 plus) A | |
| (81-91) B | |
| (69-80) C | 76 |
| (55-68) D | |
| (39-54) E | 45 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Scotland EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------|
| Very environmentally friendly - lower CO ₂ emissions | Current Potential |
| (92 plus) A | |
| (81-91) B | 86 |
| (69-80) C | 91 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Scotland EU Directive 2002/91/EC | |



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