



**Premier
Properties**
Perth



7 Greystanes, Perth, PH2 6LB Offers Over £98,000



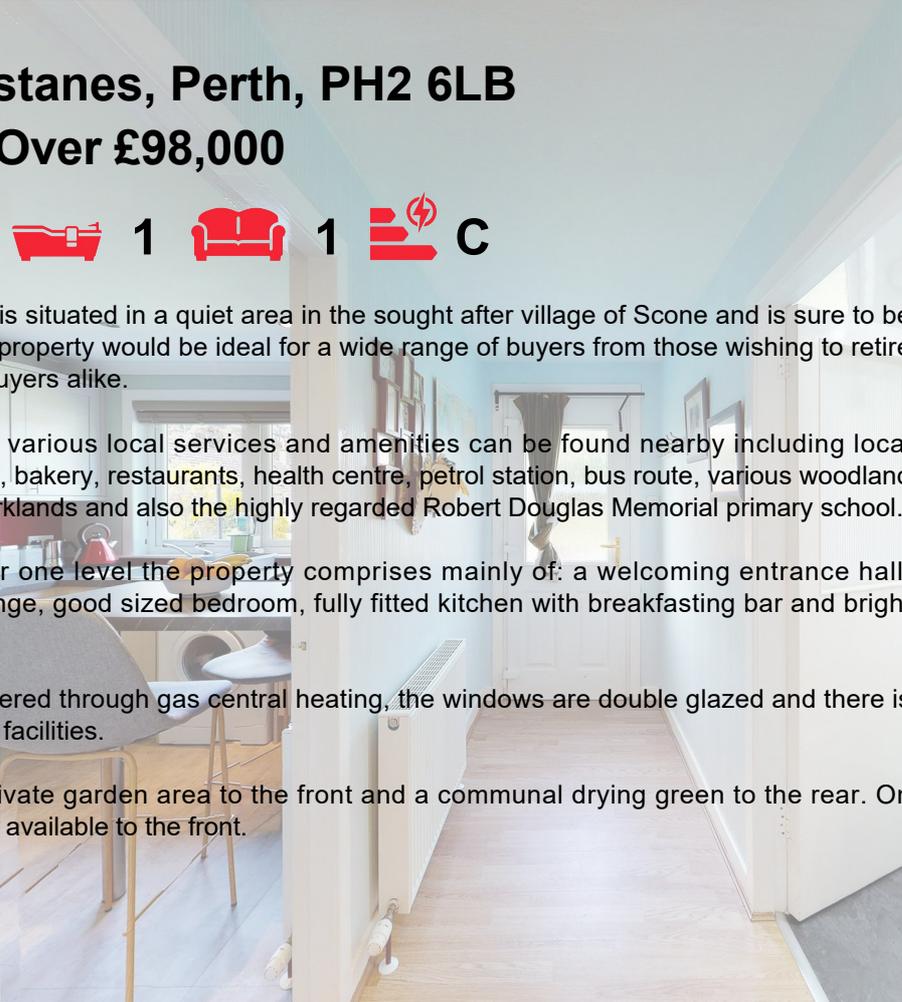
The property is situated in a quiet area in the sought after village of Scone and is sure to be popular. The property would be ideal for a wide range of buyers from those wishing to retire or first time buyers alike.

Scone offers various local services and amenities can be found nearby including local supermarkets, bakery, restaurants, health centre, petrol station, bus route, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school.

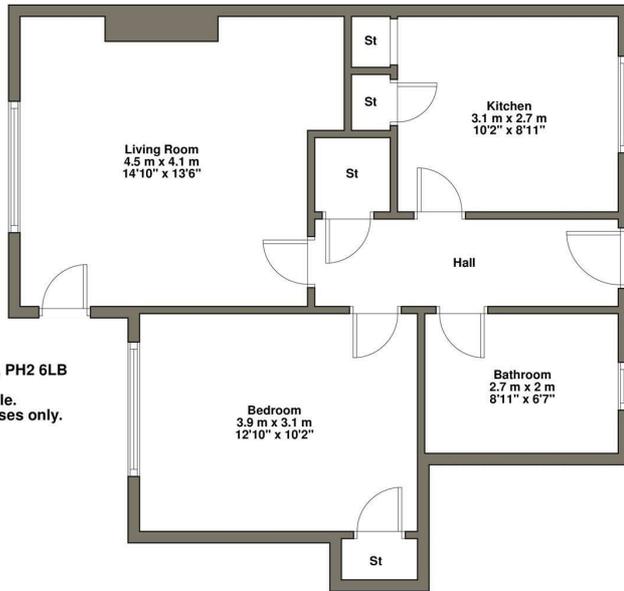
Situated over one level the property comprises mainly of: a welcoming entrance hall, spacious lounge, good sized bedroom, fully fitted kitchen with breakfasting bar and bright bathroom.

Warmth is offered through gas central heating, the windows are double glazed and there is great storage facilities.

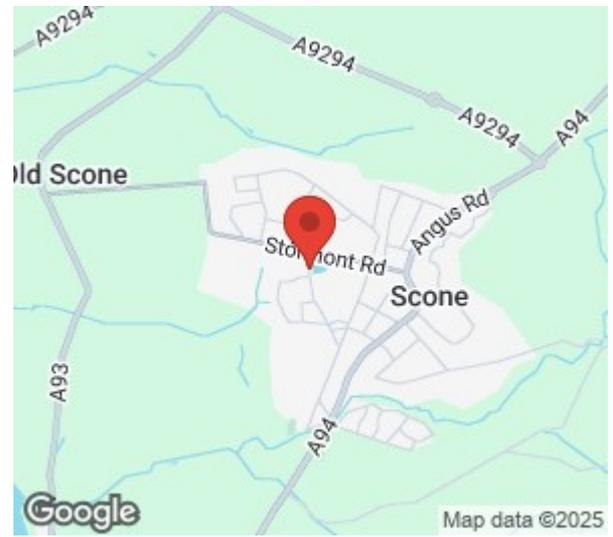
There is a private garden area to the front and a communal drying green to the rear. On street parking available to the front.



- Sought After Location
- Quiet Area
- 4 In A Block
- Ground Floor Apartment
- Gas Central Heating
- Double Glazing
- On Street Parking
- Great Storage
- Ideal For The Commuter
- Close To Local Amenities



7 Grey Stanes, Scone, PH2 6LB
 Plan not to scale.
 For illustrative 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		70	77
		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		70	79
		EU Directive 2002/91/EC	



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.