



**Premier
Properties**
Perth



35 Perth Road, Perth, PH2 6JJ Offers Over £138,000



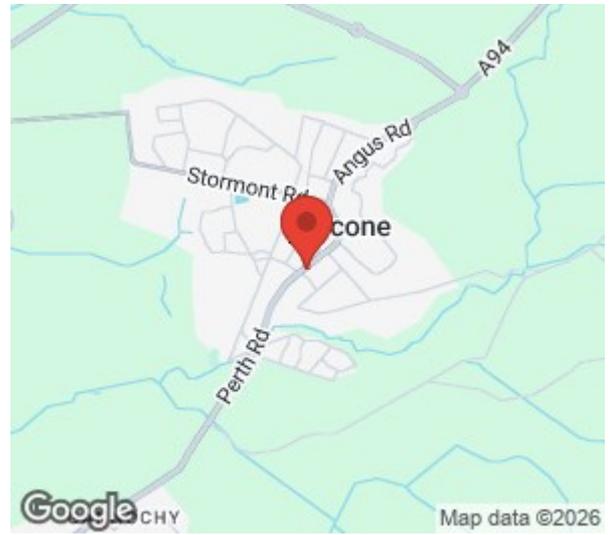
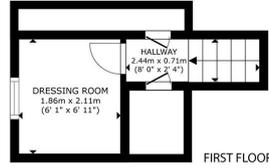
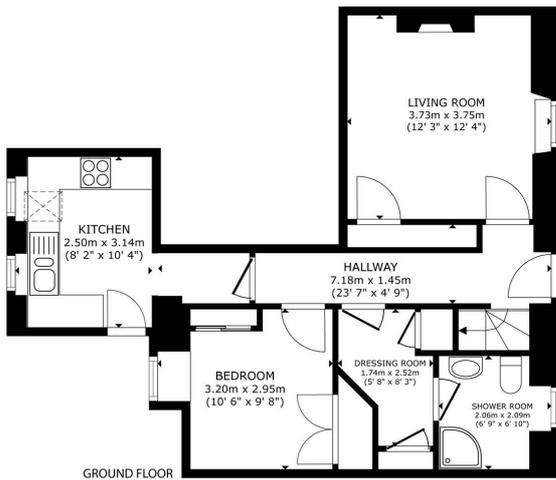
Set over two levels, the accommodation comprises a welcoming entrance hall, a spacious lounge, and a stylish modern kitchen complete with integrated appliances. The ground floor also offers a comfortable double bedroom, a versatile study/dressing room, and a contemporary bathroom. On the upper attic level, there is an additional box room providing useful storage or potential for further development.

Externally, the property benefits from private garden grounds to both the front and rear, perfect for relaxing or entertaining. To the rear, there are also shared outbuildings providing additional storage space.

The location is particularly appealing, with easy access to local amenities, parks, and transport links, making it a great choice for those who appreciate both tranquillity and accessibility.

- 1 cosy bedroom
- Modern kitchen
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Ideal for singles or couples
- Quiet residential area
- Viewing recommended





35 Perth Road, Scone, PH2 6JJ

FLOOR 1: 52.2 m² (562 sq.ft.) FLOOR 2: 5.9 m² (64 sq.ft.)
 GROSS INTERNAL AREA
 TOTAL: 58.1 m² (625 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	59	70	62
Scotland	EU Directive 2002/91/EC		Scotland



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