



## 42 Angus Road, Perth, PH2 6RA

Offers Over £299,950

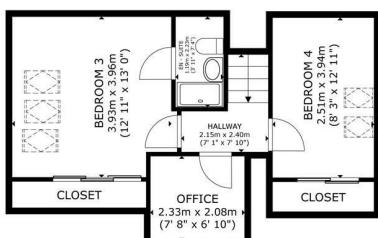
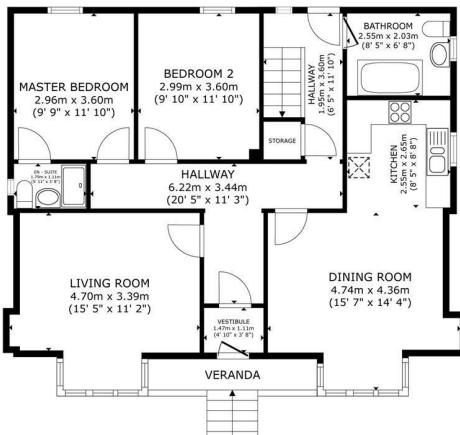


Externally the property sits within a good sized plot boasting off road parking to the front with a gravel surface driveway for a number of cars. The enclosed rear garden comprises a large area of lawn and a decked patio area making this the ideal garden for a family.

Accommodation comprises: GROUND FLOOR - entrance vestibule and hallway, open plan lounge/breakfast diner, living room, master bedroom with en suite, second bedroom and family bathroom. ATTIC FLOOR - guest bedroom with en suite and two additional bedrooms.

Location: This particular property enjoys a convenient position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, bakery, restaurants, health centre, bowling club, tennis courts, bus route, nursery, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial Primary School.

- 5 Bedrooms
- Close To All Local Amenities
- Decking Area
- Double Glazing
- Driveway
- Gas Central Heating
- Immaculately Presented
- Off Street Parking
- Private Rear Garden



### 42 Angus Road, Scone, PH2 6RA

GROSS INTERNAL AREA  
FLOOR 1 92.7 m<sup>2</sup> (995 sq.ft.) FLOOR 2 42.0 m<sup>2</sup> (452 sq.ft.)  
EXCLUDED AREAS : VESTIARY 3.2 m<sup>2</sup> (34 sq.ft.)  
TOTAL : 134.7 m<sup>2</sup> (1,450 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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