



**Premier  
Properties**  
Perth



## 30 Douglas Road, Perth, PH2 6NF

**Offers Over £162,500**

 **2**  **1**  **1**  **C**

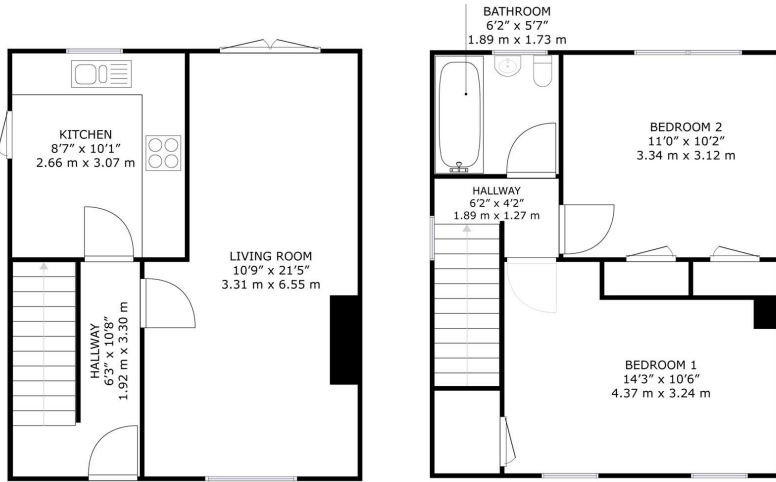
The accommodation is arranged over two levels and comprises a welcoming entrance hall, a modern fitted kitchen with integrated appliances, and a bright, spacious living room. Upstairs, there are two well-proportioned double bedrooms and a contemporary family bathroom. The property further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

Externally, the home sits on an impressive plot with garden grounds to both the front and rear. The gardens are mainly laid to lawn and complemented by a patio area, ideal for outdoor dining and entertaining. Ample off-street parking is provided by a private driveway, offering space for multiple vehicles.

- 2 double bedrooms
- Modern kitchen
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Ideal for small families
- Quiet residential area
- Perfect first time buy

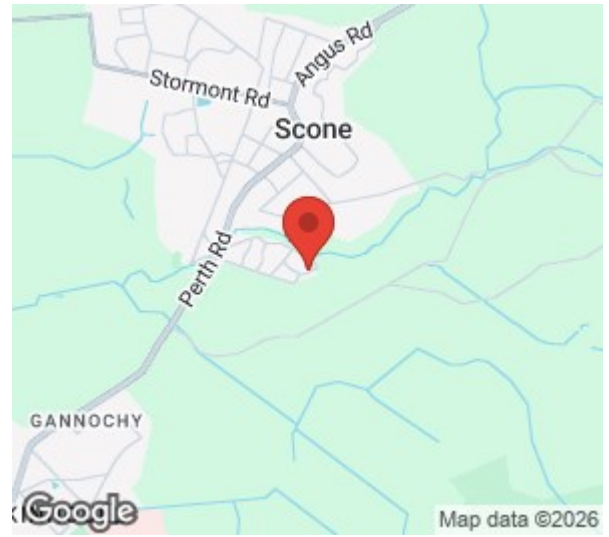






30 Douglas Road, Scone, PH2 6NF

GROUND FLOOR : 353 sq. ft, 32.8 m<sup>2</sup>, FIRST FLOOR : 325 sq. ft, 30.2 m<sup>2</sup>  
TOTAL : 678 sq. ft, 63.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Scotland	70	77	Scotland	69	73
EU Directive 2002/91/EC			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.