



**Premier
Properties**
Perth



38 Hutchison Drive, Perth, PH2 6GB

Offers Over £199,995

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

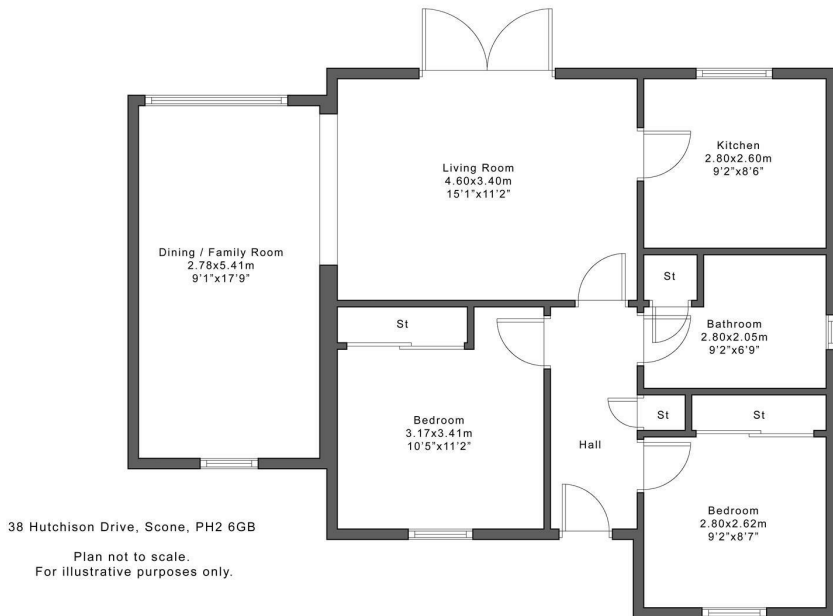
Location: This particular property enjoys a convenient and private position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, bakery, restaurants, health centre, bus route, nursery, various woodland walks and parklands and also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


GROUND FLOOR-Entrance hall, lounge with open plan dining room, two bedrooms, kitchen and bathroom (with wc).


To the front of the property there is a mono block driveway providing off road parking alongside a small garden area. The enclosed garden to the rear is a good sized and fairly low maintenance area comprising a section of lawn and a raised wooden decking. The rear garden also features a summerhouse and a wooden shed.

- Semi Detached Bungalow
- Sought After Area
- Two Bedrooms
- Private Garden
- Gas Central Heating
- Off Road Parking
- Close to Local Amenities
- Nearby Local Schooling





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		78	
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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



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