



**Premier  
Properties**  
Perth



## 6 Orchard Lane, Perth, PH2 6GG

### Offers Over £179,950

 2  2  nu  B

The property enjoys a prime location with convenient access to a wide range of local amenities, including a primary school, shops, medical centre, dentist, and several popular pubs and restaurants. Perth city centre, offering a full array of services, amenities, and high-street shopping, is just a short drive away. Excellent transport links, including nearby access to the outer-ring motorway network, make commuting to all major cities quick and easy.

Offering generous and versatile living space, this apartment will appeal to a broad range of buyers. With its own main door access, the accommodation comprises a welcoming entrance hallway, a bright and spacious lounge, a contemporary kitchen/dining area with integrated appliances, two double bedrooms (including a master with ensuite), and a stylish main bathroom.

The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Externally, the apartment features off-street parking and access to a well-maintained shared rear garden, mainly laid to lawn—ideal for relaxing or socialising.

- 2 Bedrooms
- Buy To Let Opportunity
- Double Glazing
- Gas Heating
- Great First Time Buy
- Off Street Parking







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GROSS INTERNAL AREA  
TOTAL: 655 sq.ft, 60.9 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) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	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.

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