



**Premier
Properties**
Perth



12 Stormont Road, Perth, PH2 6RH

Offers Over £157,500

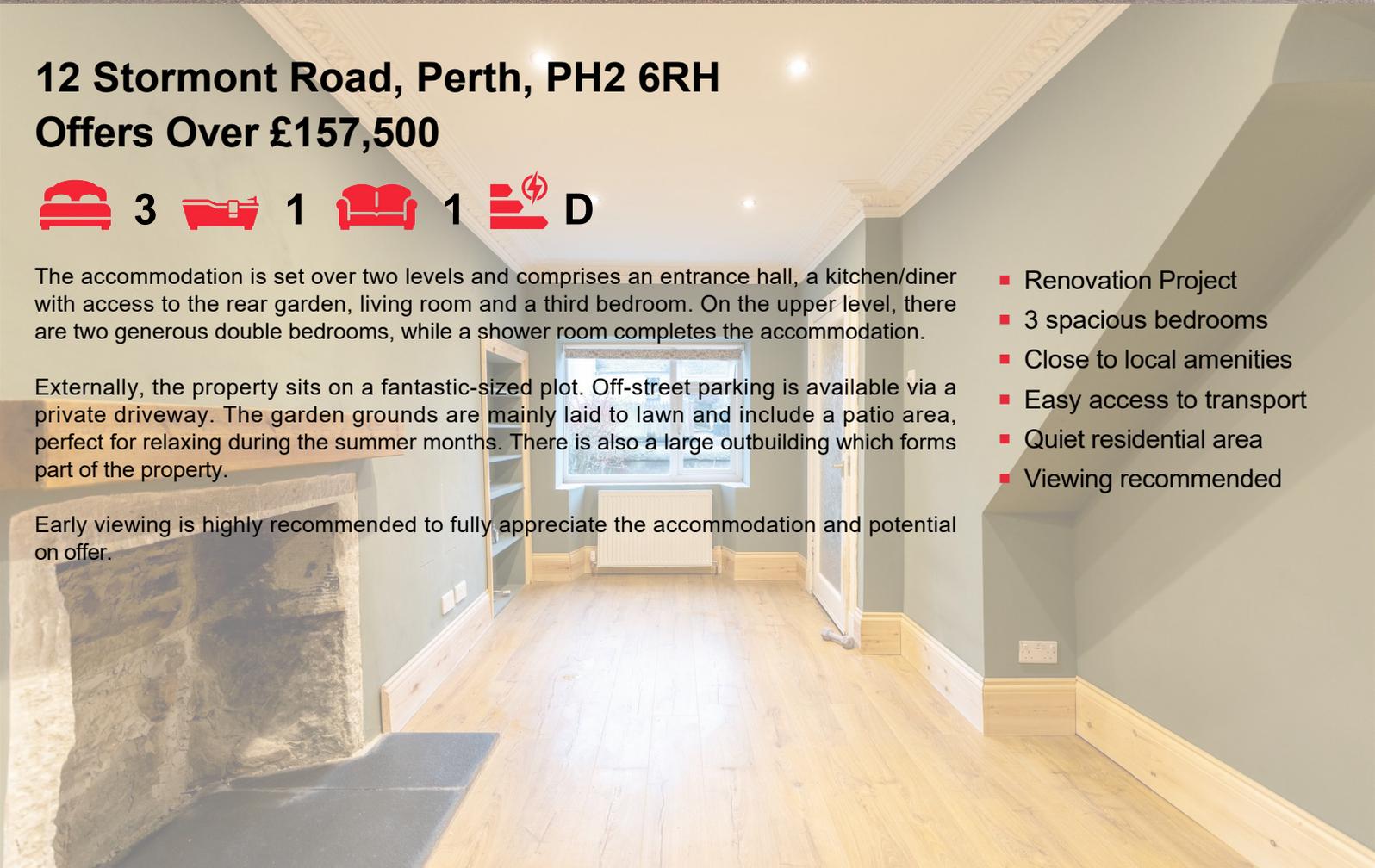
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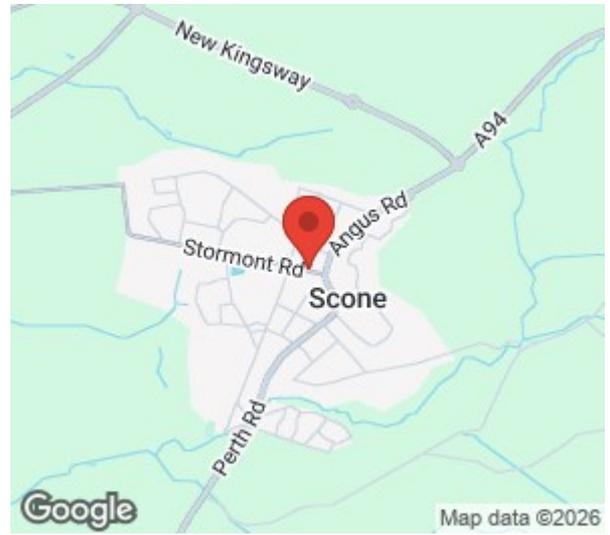
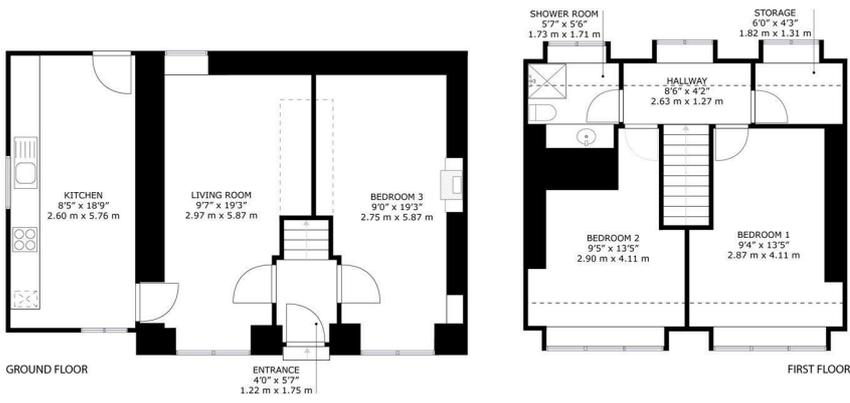
The accommodation is set over two levels and comprises an entrance hall, a kitchen/diner with access to the rear garden, living room and a third bedroom. On the upper level, there are two generous double bedrooms, while a shower room completes the accommodation.

Externally, the property sits on a fantastic-sized plot. Off-street parking is available via a private driveway. The garden grounds are mainly laid to lawn and include a patio area, perfect for relaxing during the summer months. There is also a large outbuilding which forms part of the property.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

- Renovation Project
- 3 spacious bedrooms
- Close to local amenities
- Easy access to transport
- Quiet residential area
- Viewing recommended





12, Stormont Road Scone, Perth, PH2 6RH

GROSS INTERNAL AREA
 GROUND FLOOR : 507 sq. ft./47.1 m², FIRST FLOOR : 366 sq. ft./34 m²
 TOTAL: 873 sq. ft./81.1 m²
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
(38-54) E			(38-54) 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
		58	75
		70	
Scotland	EU Directive 2002/91/EC		Scotland



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.