



**Premier
Properties**
Perth



6 Spoutwells Road, Perth, PH2 6RW

Offers Over £273,000

 **3**  **1**  **1**  **C**

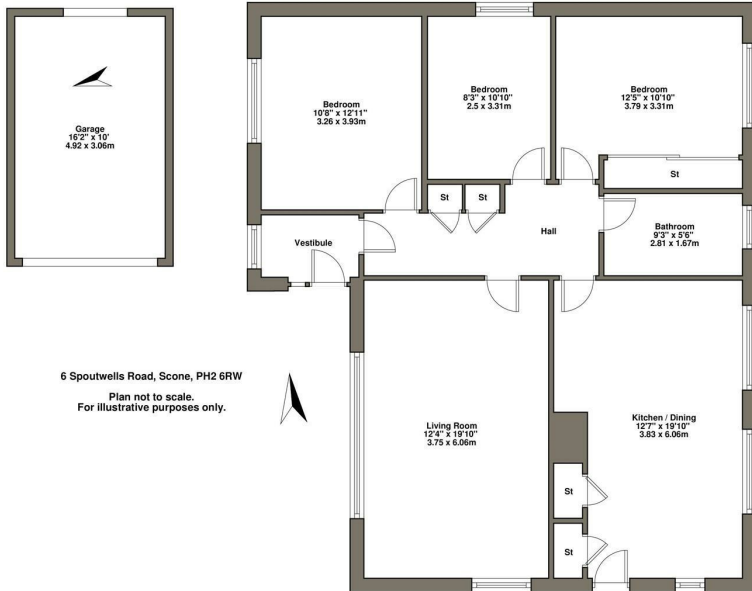
Location: This property enjoys a peaceful setting within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, petrol station, various woodland walks, and eateries. The local Robert Douglas Memorial primary school is within walking distance. A regular bus service provides transport to the neighbouring City of Perth, with the nearest bus stop 100 yards from the property.

Accommodation: Entrance vestibule, hall, lounge, open plan kitchen/dining room, three bedrooms and bathroom (with wc).

Towards the front of the property there is an extensive area of lawn enjoying a degree of privacy with a patio area to enjoy the finer weather. There is also a small garden to the rear of the property with a timber shed.

- 3 bedrooms
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Garage
- Private Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus) A			
(81-91) B			
(69-80) C		72	
(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			85
(92 plus) A			
(81-91) B			
(69-80) C		69	
(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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