



**Premier
Properties**
Perth



21 Angus Road, Perth, PH2 6QU Offers Over £52,500

 1  1  1  D

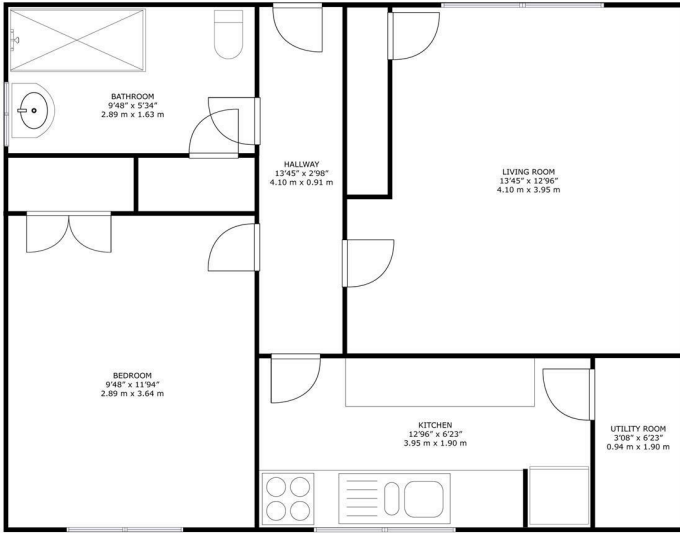
Location: Scone offers various local services and amenities can be found nearby including local supermarkets, restaurants, health centre, petrol station, bus route, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school.

Accommodation comprises: GROUND FLOOR – hallway, shower room, bedroom, kitchen and living room.

Heating is provided via gas central heating and the property is double glazed throughout.

- 1 Bedroom
- Buy To Let Opportunity
- Communal Car Park
- Double Glazing
- Gas Central Heating
- Ground Floor
- Investment Opportunity
- Secure Door Entry System
- Shared Garden





21, Angus Road Scone, Perth, PH2 6QU

GROSS INTERNAL AREA
TOTAL: 455 sq.ft, 42.3 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
		75	77
		58	54
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.