



**Premier
Properties**
Perth



34 Angus Road, Perth, PH2 6RA
Offers Over £260,000

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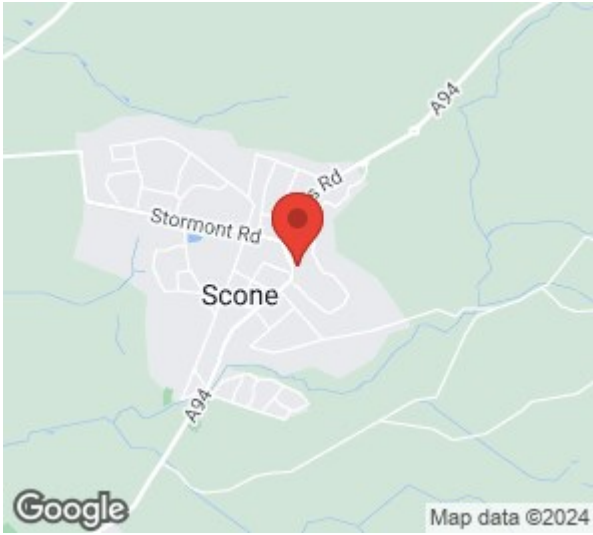
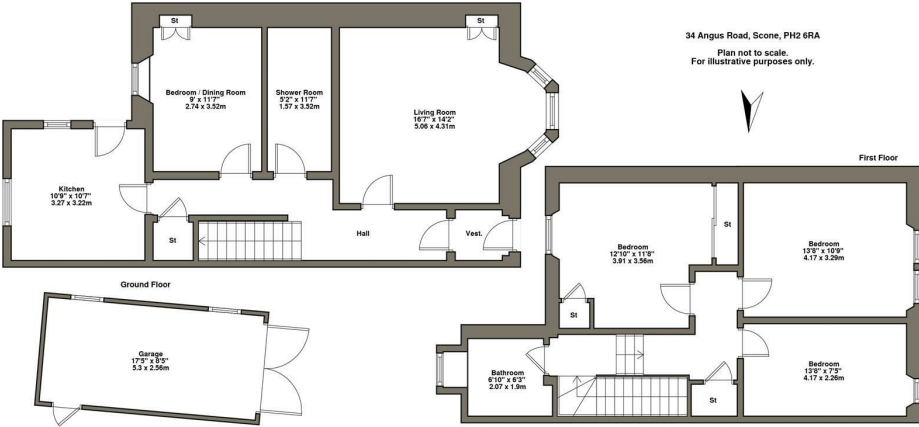
Accommodation comprises: GROUND FLOOR - entrance vestibule, hall, lounge, kitchen, bedroom and shower room (with WC). HALF LANDING - bathroom (with wc). FIRST FLOOR - landing and three bedrooms.

Externally the property sits within a good sized plot boasting off road parking to the front with a gravel surface driveway leading to a detached garage. The enclosed rear garden comprises a large area of lawn making this the ideal garden for a family.

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

- 4 Bedrooms
- Double Garage
- Double Glazing
- Driveway
- Electric Storage Heating
- Front & Rear Gardens
- Off Street Parking
- Sought After Location
- Village Location





Energy Efficiency Rating	
Current	Potential
33	84

Environmental Impact (CO ₂) Rating	
Current	Potential
20	66



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.