



**Premier
Properties**
Perth



38 Sandy Road, Perth, PH2 6JU Offers Over £169,995



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.

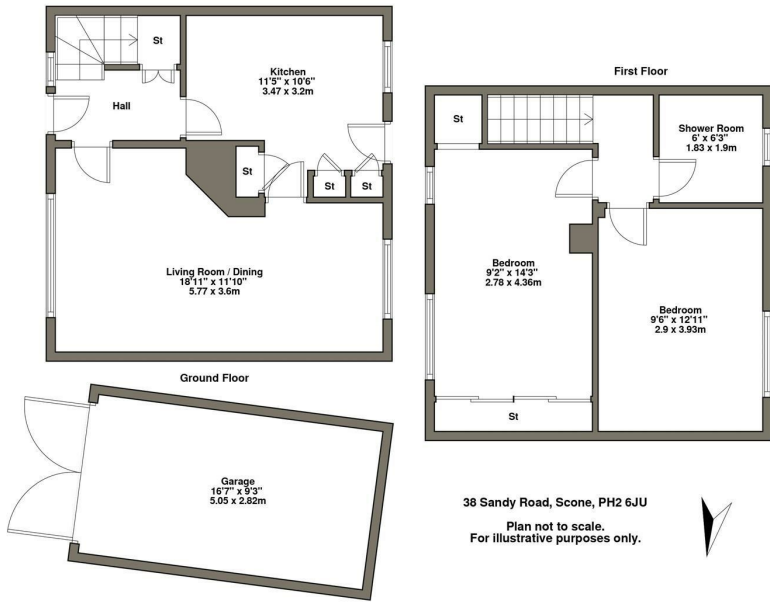
Accommodation is as follows: Ground Floor – entrance hall, lounge/dining area and kitchen. First Floor – landing, 2 bedrooms and bathroom (with wc).

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

Externally, there are garden grounds to the front, side and rear along with single detached garage/workshop. On street parking is available.

- Two Bedrooms
- Front & Rear Gardens
- On Street Parking
- Gas Central Heating
- Sought-After Area
- Close To Local Amenities





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		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) 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
Scotland		EU Directive 2002/91/EC	Scotland



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