



**Premier  
Properties**  
Perth



## 2 Scones of Lethendy, Perth, PH2 6AB Offers Over £235,000

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Guildtown is a lovely little village with its own primary school, around four miles from Scone, making the area ideal for those working in Perth but seeking a slightly more rural lifestyle. The property will be ideal for everyone from first-time buyers and downsizing couples to growing families looking for a quieter pace of life but with quick and easy access to the city of Perth.

Set within the countryside and in move-in condition, the accommodation is split over two levels and offers bright & spacious accommodation as follows:

Welcoming entrance vestibule, hallway, lounge, open plan kitchen/dining room, toilet and rear vestibule.

First Floor: landing, three bedrooms and bathroom with WC.

Heating is provided by electric panel heaters, the property benefits from new double glazing throughout.

Access to the property is via a shared, private road. To the front of the property there is a gravelled driveway providing parking for a number of cars.

To the rear is an enclosed garden featuring an area of lawn with stunning views of the surrounding countryside, offering a lovely space for relaxing during the summer months. There is also a timber cabin located in the garden, along with space for a hot tub. The cabin provides the perfect space for use a home gym, garden room or office.

- Three Bedrooms
- Double Glazing
- Electric Heating
- Private Garden
- Semi-Rural Location
- Close To Local Amenities







**2 Scones Of Lethendy, Perth, PH2 6AB**

GROSS INTERNAL AREA  
 FLOOR: 1 49.2 m<sup>2</sup> (529 sq.ft.) FLOOR: 2 49.3 m<sup>2</sup> (530 sq.ft.)  
 TOTAL: 98.4 m<sup>2</sup> (1,059 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>100</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>60</b>		(55-68) <b>D</b>
(38-54) <b>E</b>			(38-54) <b>E</b>
(21-37) <b>F</b>			(21-37) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC



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