



**Premier  
Properties**  
Perth



**10 Cross Street, Perth, PH2 6LR**

**Offers Over £145,000**



This property features spacious accommodation throughout, including entrance hall, lounge, kitchen/dining area, two bedrooms and bathroom.

Gas central heating and double glazing provide warmth throughout.

Externally, a driveway pertains to the property offering off street parking and a fantastic sized garden completes the home.

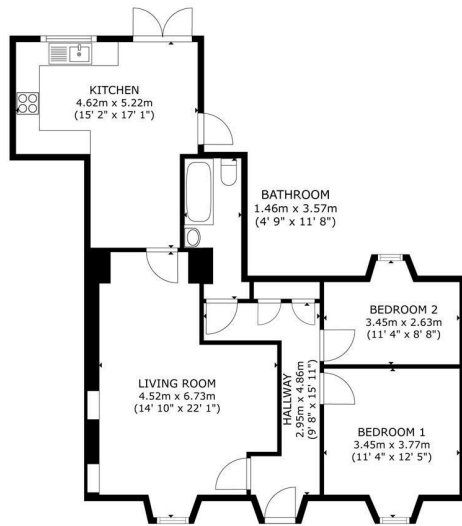
This property offers the perfect living space, making viewing highly recommended.

The highly desirable village of Scone offers various local services and amenities which can be found nearby including a supermarket, restaurants and pubs, health centre, the highly regarded Robert Douglas Memorial primary school, and a regular bus route into Perth.

- Ground Floor Apartment
- Private Garden Grounds
- Double Glazing
- Village Location
- Close To Local Amenities







10, Cross Street Scone, Perth, PH2 6LR

GROSS INTERNAL AREA  
FLOOR PLAN 76.9 m<sup>2</sup> (827 sq.ft.)  
TOTAL: 76.9 m<sup>2</sup> (827 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</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>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (38-54) <b>E</b>                            |                         |           | (38-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <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 |           |



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.