



**Premier
Properties**
Perth



63 Angus Road, Perth, PH2 6RB

Offers Over £145,000

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This property is spacious throughout and comprises of. Ground Floor - welcoming hallway, living room with wood burning stove, bedroom and bathroom There is also scope of conversion with the upper room which has a window and units and is floored. Lower Floor - modern kitchen with breakfast bar.

Heat is provided via gas central heating and the windows are double glazed throughout.

There is a good sized south facing rear garden with a driveway for off street parking. There is also a shed with electricity.

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.

- 1 Bedroom
- Close To All Local Amenities
- Double Glazing
- Front & Rear Garden
- Gas Central Heating
- Move In Condition





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			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		
(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	EU Directive 2002/91/EC	



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