



**Premier
Properties**
Perth



63 Angus Road, Perth, PH2 6RB

Offers Over £139,950

 1  1  **new**  **E**

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
- New Boiler





| 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 | | |
| | | 81 | | 46 | 79 |
| Scotland | EU Directive 2002/91/EC | | Scotland | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.