



**Premier  
Properties**  
Perth



**6 Orchard Lane, Perth, PH2 6GG**

**Offers Over £179,950**

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The property enjoys a prime location with convenient access to a wide range of local amenities, including a primary school, shops, medical centre, dentist, and several popular pubs and restaurants. Perth city centre, offering a full array of services, amenities, and high-street shopping, is just a short drive away. Excellent transport links, including nearby access to the outer-ring motorway network, make commuting to all major cities quick and easy.

Offering generous and versatile living space, this apartment will appeal to a broad range of buyers. With its own main door access, the accommodation comprises a welcoming entrance hallway, a bright and spacious lounge, a contemporary kitchen/dining area with integrated appliances, two double bedrooms (including a master with ensuite), and a stylish main bathroom.

The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Externally, the apartment features off-street parking and access to a well-maintained shared rear garden, mainly laid to lawn—ideal for relaxing or socialising.

- 2 Bedrooms
- Buy To Let Opportunity
- Double Glazing
- Gas Heating
- Great First Time Buy
- Off Street Parking







6 Orchard Lane, Scone, PH2 6GG

GROSS INTERNAL AREA  
TOTAL: 655 sq.ft, 60.9 m<sup>2</sup>  
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>			(82 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	



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