



4 Hutchison Place, Perth, PH2 6GF

Offers Over £185,000



Upon entering, the welcoming hallway leads you into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

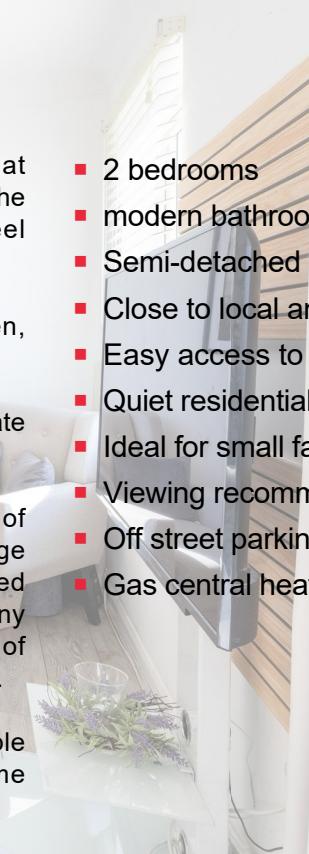
The property features a well-appointed bathroom along with a modern, dining kitchen, ensuring that all your daily needs are met with ease.

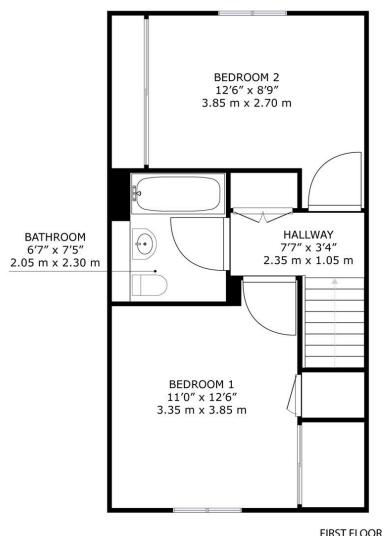
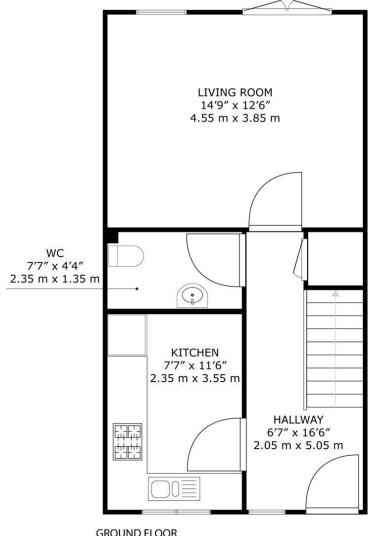
Externally, the mono block driveway provides convenient off-street parking while the private rear garden offers a space to relax and enjoy the finer weather.

The village of Scone is conveniently located approximately two miles to the north-east of Perth. There are various local services and amenities which can be found in the village including supermarkets, restaurants and pubs, a health centre, and the highly regarded Robert Douglas Memorial Primary School. There is a large recreational park and many woodland walks to be enjoyed. A regular bus route provides easy access to the city of Perth making it an excellent choice for those looking to settle in a welcoming environment.

In summary, Hutchison Place is a fantastic opportunity for anyone seeking a comfortable and convenient home in a family friendly area. With its appealing features and prime location, don't miss the chance to make this lovely property your own.

- 2 bedrooms
- modern bathroom
- Semi-detached house
- Close to local amenities
- Easy access to transport
- Quiet residential area
- Ideal for small families
- Viewing recommended
- Off street parking
- Gas central heating

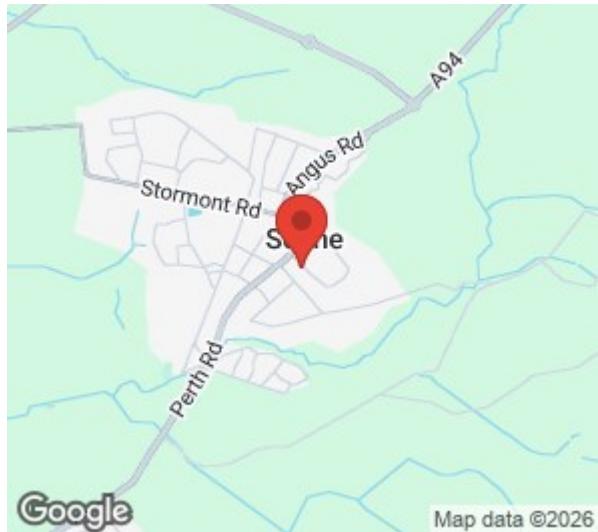




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GROUND FLOOR AREA : 411 sq. ft, 38.2 m², FIRST FLOOR : 365 sq. ft, 33.9 m²
 TOTAL: 776 sq. ft, 72.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | 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.

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