



**Premier
Properties**
Perth



63 Angus Road, Perth, PH2 6RB

Offers Over £139,950

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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.

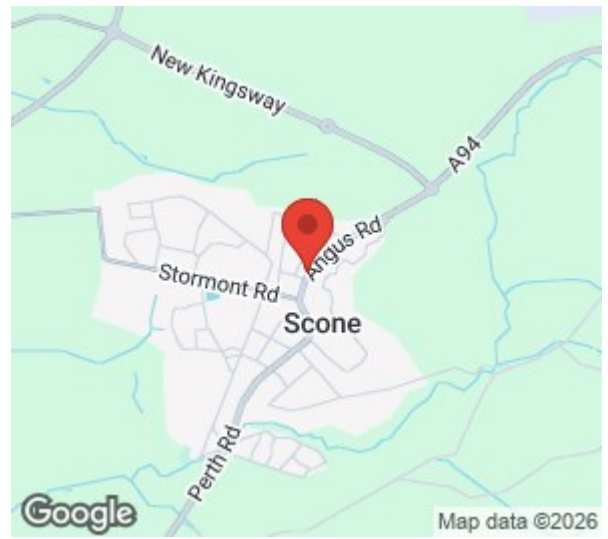
Heat is provided via gas central heating and the windows are double glazed throughout.

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
- 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	
	81		79
	52		46
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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