



63 Angus Road, Perth, PH2 6RB

Offers Over £139,950



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
<i>Very energy efficient - lower running costs</i>					
(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
<i>Not energy efficient - higher running costs</i>					
Scotland		EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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