



**Premier
Properties**
Perth



11 Isabella Place, Perth, PH2 6TE Offers Over £310,000

 3  1  3  C

The property enjoys a peaceful setting within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, petrol station. Beautiful woodland and hill walks are available within a minute's walk of the front door including Kinnoull Hill, MacDuff's monument, or simply along the Annaty Burn, making this property ideal for those who enjoy the outdoors. The local Robert Douglas Memorial Primary School and Nursery are within walking distance, and a play park is available just across the road, perfect for young children. A regular bus service provides transport to the neighbouring city of Perth.

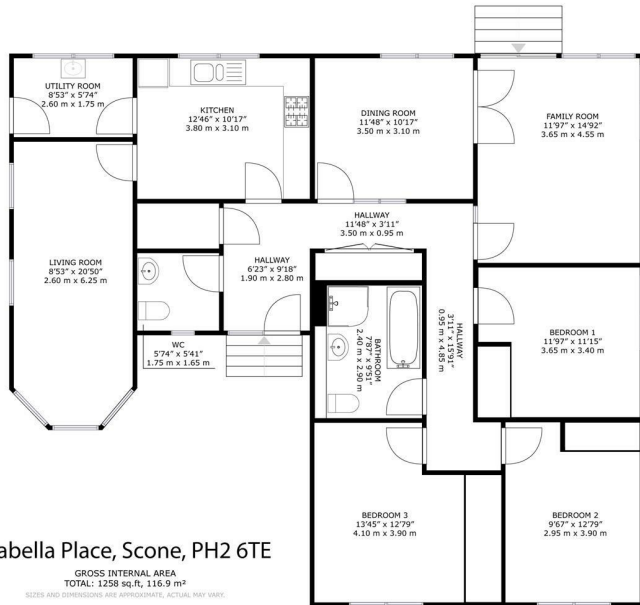
This generously proportioned property offers spacious, well-appointed accommodation arranged over a single level. The layout comprises a welcoming entrance hall, a modern kitchen/diner, separate utility room, comfortable living room, and a versatile dining room that could easily serve as a fourth bedroom. There is also a convenient W.C., a bright and airy family room with direct access to the rear garden, three well-sized double bedrooms, and a family bathroom which completes the interior.

The home benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

Externally, the property enjoys a substantial garden plot, predominantly laid to lawn, providing plenty of space for outdoor activities and relaxation. A driveway to the front offers off-street parking.

- 3 Bedrooms
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Sought After Location
- Private Garden Grounds





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		
Scotland	72	79	Scotland	73	78
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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