



**Premier
Properties**
Perth



61b Perth Road, Perth, PH2 6JL

Offers Over £60,000



The accommodation offers a welcoming entrance hallway which leads into a bright and spacious living room, a well-appointed kitchen, a generous double bedroom, and a family bathroom which completes the layout.

Externally, the property benefits from on-street parking to the front and enjoys access to communal garden grounds, providing a pleasant outdoor space.

This well-presented apartment is ideally suited to first-time buyers, buy-to-let investors, or those looking to downsize, offering comfortable and convenient living within easy reach of local amenities and transport links.

Location: Scone offers various local services and amenities can be found nearby including local supermarkets, restaurants, health centre, petrol station, bus route, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school.

- 1-bedroom flat
- Bright reception room
- Close to local amenities
- Easy access to transport links
- Sought after location
- Perfect first-time buy
- Viewing highly recommended





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	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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