



**Premier
Properties**
Perth



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.

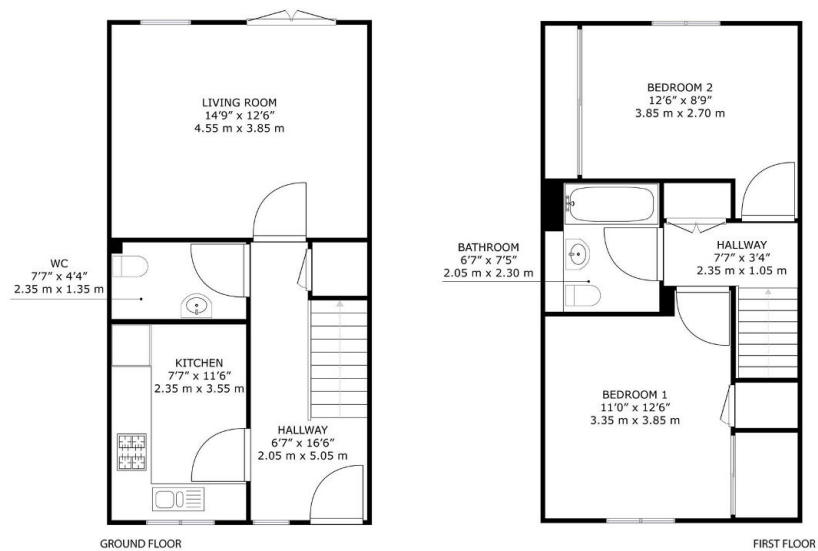
The property features a well-appointed bathroom along with a modern, dining kitchen, ensuring that all your daily needs are met with ease.

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



4 Hutchison Place, Scone PH2 6GF

GROSS INTERNAL AREA
GROUND FLOOR : 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		82	86
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		85	86
(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	



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45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk