



35 Perth Road, Perth, PH2 6JJ
Offers Over £138,000

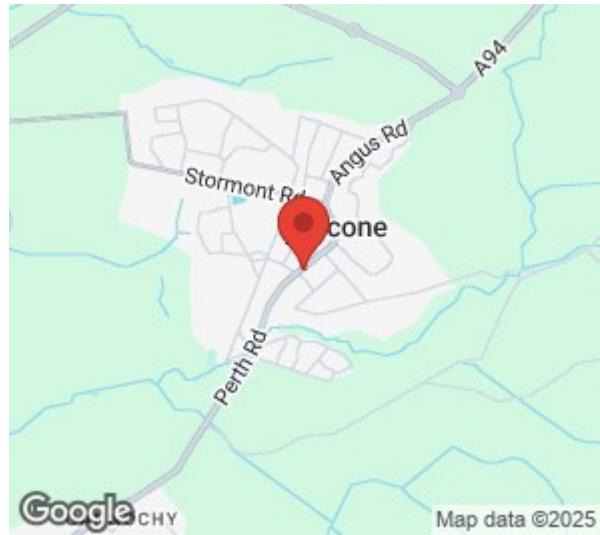
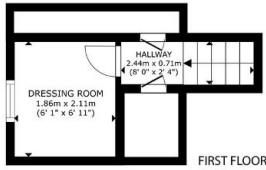
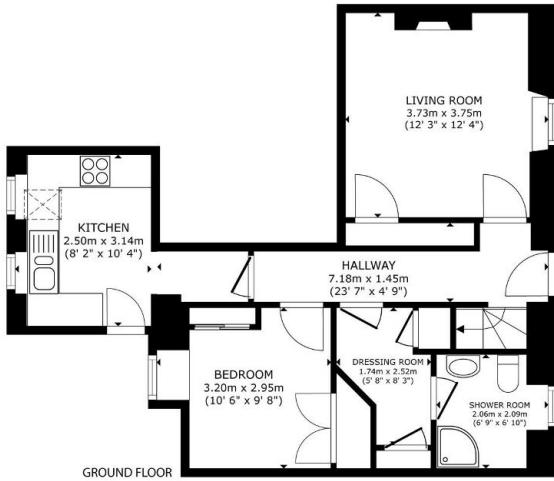


Set over two levels, the accommodation comprises a welcoming entrance hall, a spacious lounge, and a stylish modern kitchen complete with integrated appliances. The ground floor also offers a comfortable double bedroom, a versatile study/dressing room, and a contemporary bathroom. On the upper attic level, there is an additional box room providing useful storage or potential for further development.

Externally, the property benefits from private garden grounds to both the front and rear, perfect for relaxing or entertaining. To the rear, there are also shared outbuildings providing additional storage space.

The location is particularly appealing, with easy access to local amenities, parks, and transport links, making it a great choice for those who appreciate both tranquillity and accessibility.

- 1 cosy bedroom
- Modern kitchen
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Ideal for singles or couples
- Quiet residential area
- Viewing recommended



35 Perth Road, Scone, PH2 6JJ

GROSS INTERNAL AREA
FLOOR 1 52.2 m² (562 sq.ft.) FLOOR 2 5.8 m² (64 sq.ft.)
TOTAL: 58.1 m² (625 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	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			
(82 plus)	A		
(81-81)	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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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