



68 Abbey Road, Perth, PH2 6LL
Offers Over £225,000

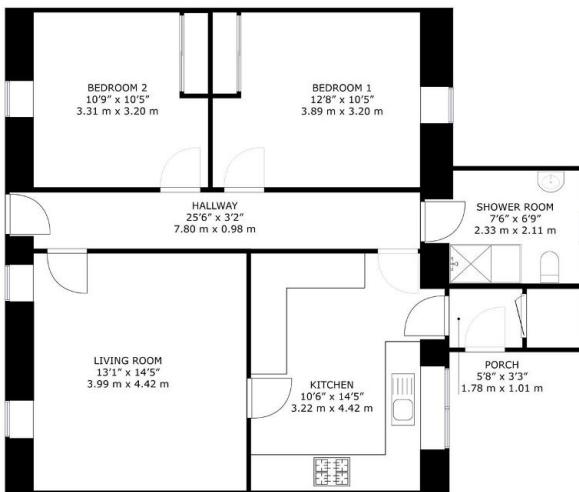


The property is set over one level and comprises a welcoming entrance hall, a spacious living room opening into a bright kitchen/diner, two well-proportioned double bedrooms, and a bathroom completing the accommodation. The home further benefits from gas central heating and double glazing throughout.

Externally, the property boasts excellent garden grounds with potential to extend, subject to the relevant planning permissions. The rear garden is mainly laid to lawn and features a patio area, ideal for relaxing during the summer months. On-street parking is available to the front of the property.

Early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.

- 2 cosy bedrooms
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Viewing recommended
- Fantastic sized garden
- Sought after location



68, Abbey Road Scone, Perth, PH2 6LL

GROSS INTERNAL AREA
TOTAL: 739 sq.ft, 68.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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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