



**Premier  
Properties**  
Perth

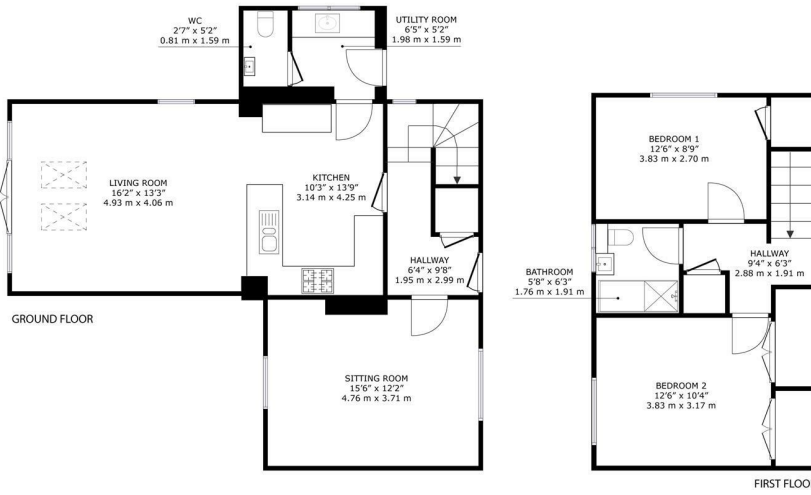


**21 Craigroyston Road, Scone, PH2 6NB**  
**Offers Over £235,000**

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- 3 spacious bedrooms
- 1 modern bathroom
- Open plan living
- Sought after location
- Close to local amenities
- Easy access to transport
- Family-friendly area
- Ideal for first-time buyers
- Viewing recommended



21 Craigroyston Road, Scone, PH2 6NB

GROSS INTERNAL AREA  
 GROUND FLOOR : 777 sq. ft./22.2 m<sup>2</sup>, FIRST FLOOR : 396 sq. ft./36.8 m<sup>2</sup>  
 TOTAL: 1173 sq. ft./109 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
	72	78	71
Scotland	EU Directive 2002/91/EC		Scotland



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.