



**Premier
Properties**
Perth



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

 3  1  1  C



- 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



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GROSS INTERNAL AREA
GROUND FLOOR : 777 sq. ft./22.2 m², FIRST FLOOR : 396 sq. ft./36.8 m²
TOTAL: 1173 sq. ft./109 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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