



**Premier
Properties**
Perth

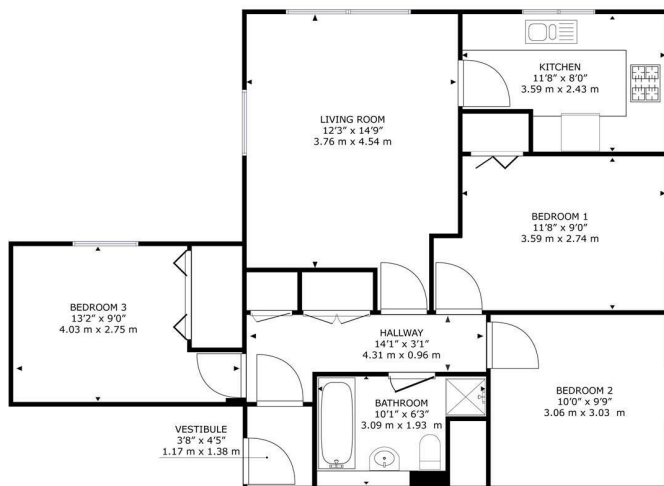


3. Annaty Court Goshen Road, Scone, PH2 6UD Offers Over £155,000

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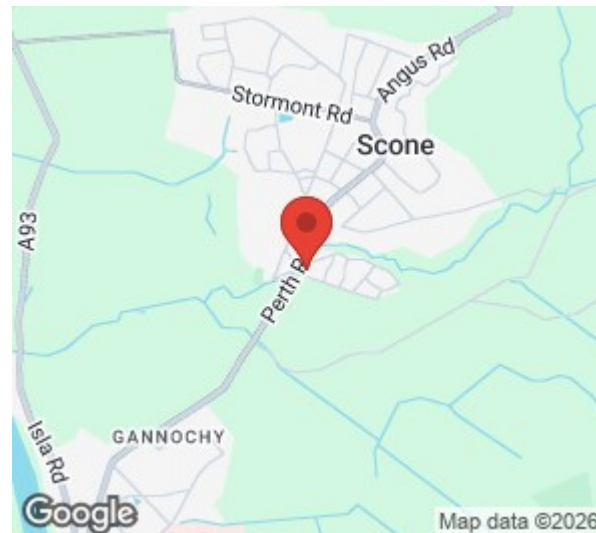


- 3 spacious bedrooms
- 1 bathroom
- Popular and peaceful residential area
- Close to local amenities
- Easy access to transport
- Perfect for first-time buyers or downsizers
- Private parking



3 Annaty Court, Goshen Road Scone, PH2 6UD

GROSS INTERNAL AREA
TOTAL: 790 sq ft, 73.4 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	75	75	
(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	77	77	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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