



**Premier
Properties**
Perth



3 Abbey Crescent, Perth, PH2 6JT Offers Over £139,000

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Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable living room. The kitchen is well-equipped, providing a functional space for culinary pursuits. The two bedrooms are generously sized. A well-appointed bathroom completes the accommodation, ensuring all essential amenities are within easy reach.

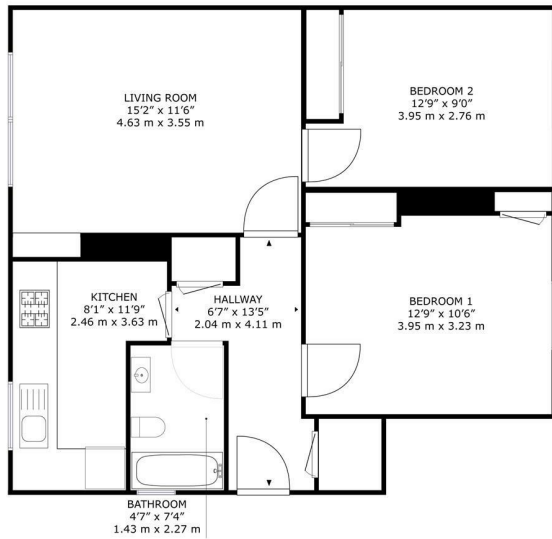
The flat benefits from gas central heating, ensuring warmth and comfort throughout the colder months, while double-glazed windows enhance energy efficiency.

Externally, the property boasts on-street parking, providing convenience for residents and visitors alike. The private garden grounds to both the front and rear offer a lovely outdoor space for gardening, relaxation, or enjoying the fresh air. Additionally, a timber shed at the rear provides extra storage, catering to your practical needs.

This property is a wonderful opportunity for first-time buyers, downsizers, or investors looking to acquire a charming flat in a desirable location. With its appealing features and proximity to local amenities, this home is not to be missed.

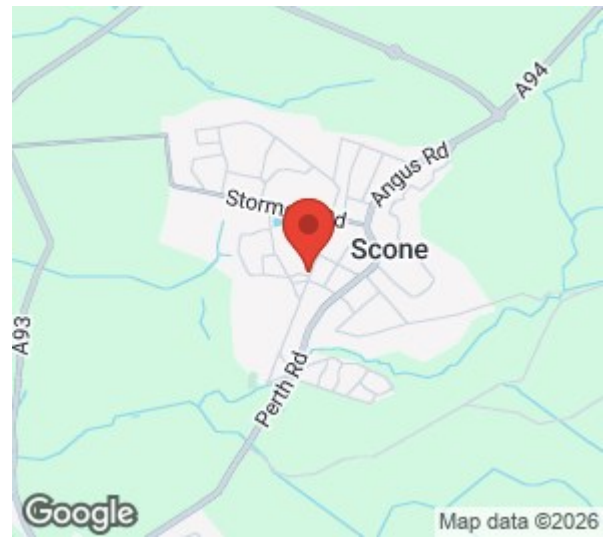
- Two bedrooms
- Gas central heating
- Double glazed windows
- Private garden
- Timber shed for storage
- On-street parking
- Ground floor flat
- Sought-after Scone location





3 Abbey Crescent, Scone, PH2 6JT

GROSS INTERNAL AREA
TOTAL: 787 sq ft, 65.3 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		73	76
		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		74	78
		EU Directive 2002/91/EC	



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