



Rose Cottage, 24 Perth Road, Scone, PH2 6JJ

Offers Over £140,000

We are delighted to bring to the residential market this two bedroom semidetached cottage in the desirable village of Scone. The property is ideally situated in the centre of Scone where there are a variety of shops, doctor's surgery, chemist and primary school. It is set back from the main road where peace and quiet can be enjoyed. The village benefits from picturesque walks and a local bus route to Perth and Blairgowrie. To the rear of the property there is a sizeable private garden. The property has electric heating and is partially double glazed.

Hall

Entered from the front door the small hall has neutral décor and carpet. Doors leading to the living room and both bedrooms.

Living Room

The room has front facing window providing natural light into the room. Stone fireplace. Under window shelving. Neutral décor, carpet and radiator. Door to the rear leading to the bathroom and kitchen.

Kitchen

Entered from the rear hall. This room has two windows overlooking the garden allowing natural light into the room. Door leading to the rear garden. Matching wall and base units with worktop between and a stainless steel sink and drainer. Electric free standing cooker with extractor fan above, washing machine and fridge/freezer. Breakfast bar with stool. There are no guarantees given with any of the appliances.

Bedroom 1

Bright spacious room with window to the front providing natural light. Built in cupboard with hanging space. Under window cupboard. Neutral décor, carpet and radiator.

Bedroom 2

Compact room with a velux window providing natural light. Built in cupboard with shelving and hanging space. Neutral décor and carpet.

Bathroom

Rear facing window providing natural light. This room is fitted with a walk in shower enclosure with electric mira shower, WC and wash hand basin set in a vanity unit. Neutral décor with walls fully wet walled, heated towel radiator.

Garden

The front garden is surrounded by a low stone wall and has some shrubs and bushes with a path leading to the front door. The large private rear garden is overgrown at the moment and in need of some maintenance.

These room sizes are all approximately correct and have been taken at the widest point in the rooms.

Living Room

Approx 3.15m x 4.86m

Bedroom 1

Approx 2.98m x 4.86m

Kitchen

Approx 3.01m x 3.00m

Bedroom 2

Approx 3.47m x 2.01m

Bathroom

Approx 1.74m x 2.02m

Living room



Kitchen



Bedroom 1





EPC Rating: ? Council Tax Band: ?

**VIEWING: Contact Elliotts, 8 Charlotte Street, Perth. PH1 5LL
Telephone: 01738 638246**

Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an Offer or Contract or part thereof and all dimensions are approximate only.

Free “No Obligation” Market Appraisal if you are thinking of selling we would be delighted to visit your property for a no obligation market appraisal, to give you an indication of what your property could sell for in today’s market.

Elliots - The Estate Agency Service of Elliot & Company WS, Solicitors, Perth