

Simple Approach



Estate Agents



**98 Perth Road, Perth
Perthshire PH2 6JL**

Offers over £282,000

***** CLOSING DATE SET TUESDAY 1ST JUNE 12 NOON *****

Simple Approach are excited to bring to the market this stunning four bedroom traditional detached property on Perth Road in Scone to the residential market with beautifully presented accommodation throughout, comprising a spacious lounge with a stunning gas fireplace, 4 sizable bedrooms, large kitchen/diner with ample room for free standing goods, a further dining room, good sized fitted bathroom, utility room, study and master en-suite shower room. This fantastic property boasts many sought after features such as gas central heating, double glazing, neutral decoration, beautiful garden grounds and spacious accommodation with a private driveway and garage. This property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer or growing family looking for a well-located property in good condition throughout, which only viewing will confirm to the purchaser.

Lounge

13'1" x 14'6" (4.00 x 4.43)

Kitchen

16'8" x 9'10" (5.09 x 3.02)

Dining Room

15'0" x 9'11" (4.59 x 3.04)

Porch

6'8" x 4'11" (2.05 x 1.52)

Entrance Hallway

18'4" x 5'7" (5.59 x 1.71)

Office

12'3" x 11'0" (3.75 x 3.36)

Utility Room

7'11" x 6'7" (2.43 x 2.03)

Bedroom 1

11'7" x 12'11" (3.55 x 3.96)

Ensuite

5'2" x 8'0" (1.58 x 2.44)

Bedroom 2

13'9" x 12'4" (4.20 x 3.76)

Bedroom 3

10'0" x 8'10" (3.07 x 2.71)

Bedroom 4

8'8" x 12'11" (2.66 x 3.94)

Bathroom

9'11" x 7'2" (3.04 x 2.20)

Location

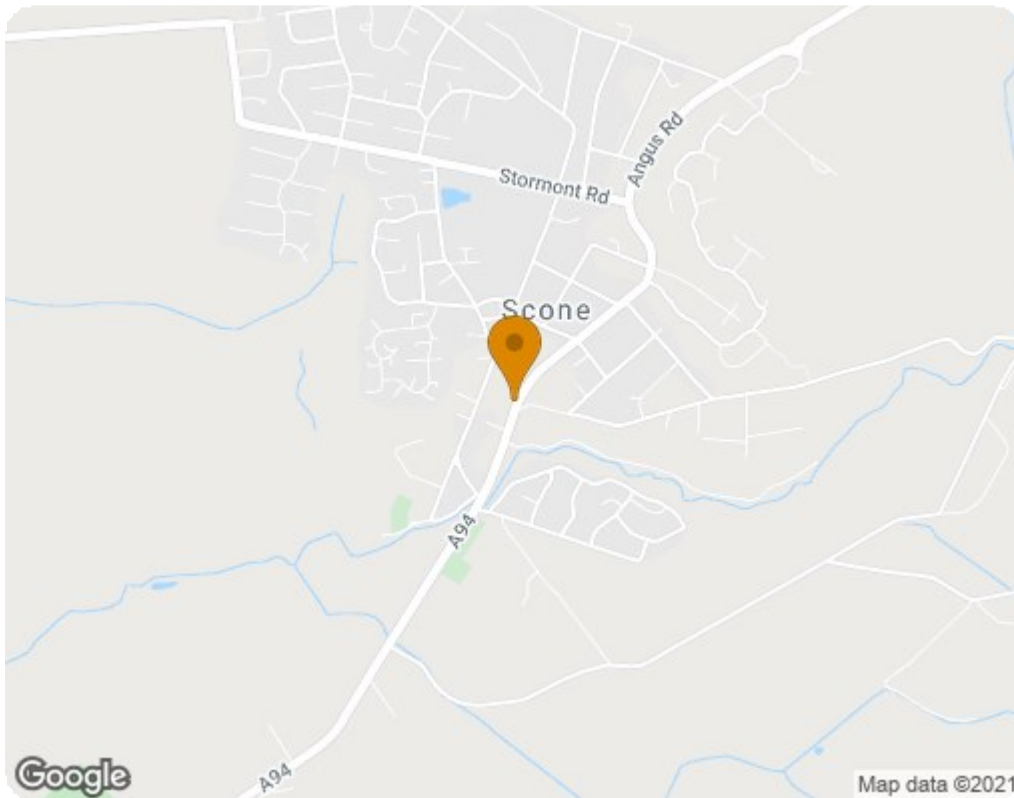
The village of Scone is situated just minutes away from the City Centre of Perth, where there are plenty of High Street amenities such as shops, restaurants and offices. This property is a 2 minute walk from the scone arms, a 3 minute walk to Quarrymill walk, a 3 minute walk to a few play parks. The village itself has local shops, co-op, takeaways, petrol station, a reputable Primary School as well as having restaurants and pubs for leisure. Scone is ideally situated for those looking to commute between Perth & Dundee as it has quick access to routes in both directions via the A90. The village itself offers residents the opportunity to be within minutes of a vibrant City Centre without compromising the benefits of a peaceful, semi-rural setting.





- Traditional Four Bedroom House
- Large Fitted Kitchen With Additional Dining
- Master En-suite Room and Utility Room
- Gas Central Heating And Double Glazing
- Private Driveway and Single Garage
- Study/Office
- Beautiful Garden Surrounding The Property
- Sought After Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(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		
(55-68) D		64
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC