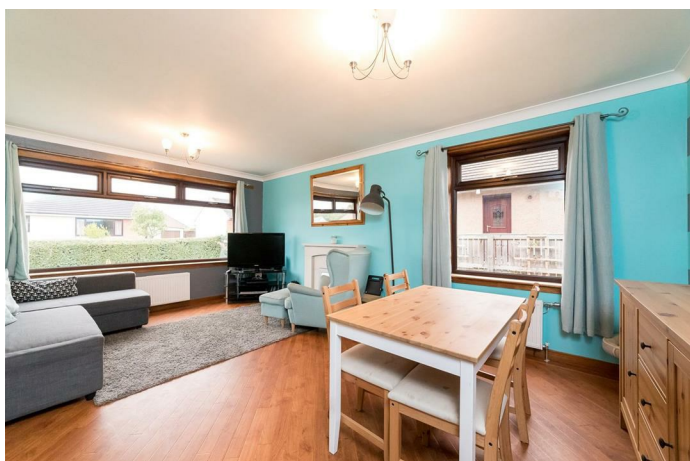


Simple Approach



Estate Agents



**2 Stormont Place, Scone
Perthshire PH2 6SR**

Offers over £219,950

Simple Approach are delighted to welcome this spacious and beautifully-presented detached family home on Stormont Place to the Perthshire market. Set in the heart of the ever desirable village of Scone this stunning property is ideally placed for its tranquil location without compromising its close proximity to nearby amenities found in the village itself or on the High Street of Perth set just minutes away. This property has been tastefully decorated from top to bottom and is in move-in condition throughout, comprising a bright and spacious lounge with ample space for dining, a separate fitted kitchen with integrated oven and hob, a utility, three double bedrooms, a stylish family bathroom with separate shower enclosure on the ground floor and a further WC on the upper floor- all the living space required by any growing family. Boasting sought-after features such as gas central heating, double glazing, a generous private driveway with detached garage and a fully enclosed garden to the rear this idyllic family home is the ideal purchase for those looking to be within a peaceful village location on the outskirts of Perth, with the benefit of a lovely home in beautiful condition throughout. Viewing is absolutely essential to appreciate the overall package on offer.

Lounge/ Dining

12'2" x 18'4" (3.71m x 5.61m)

Kitchen

12'1" x 8'9" (3.70m x 2.68m)

Utility Room

5'8" x 8'11" (1.73m x 2.72m)

WC (Upper Floor)

3'6" x 7'2" (1.09m x 2.20m)

Bedroom 1 (Ground Floor)

12'2" x 11'6" (3.73m x 3.51m)

Bedroom 2

13'5" x 11'1" (4.09m x 3.40m)

Bedroom 3

10'9" x 8'11" (3.30m x 2.72m)

Bathroom (Ground Floor)

8'10" x 6'2" (2.70m x 1.90m)

External

Externally this detached property benefits from excellent kerb appeal and offers a beautiful welcome from the outset. Enjoying a generous plot with a large monobloc driveway to the front this property also offers a generous and fully enclosed garden to the rear, boasting a large decked area onto a well-maintained lawn ideally placed for children to play or to entertain in the summer sunshine. There is also the added benefit of a detached single garage for secure parking or additional storage where needed.

Location

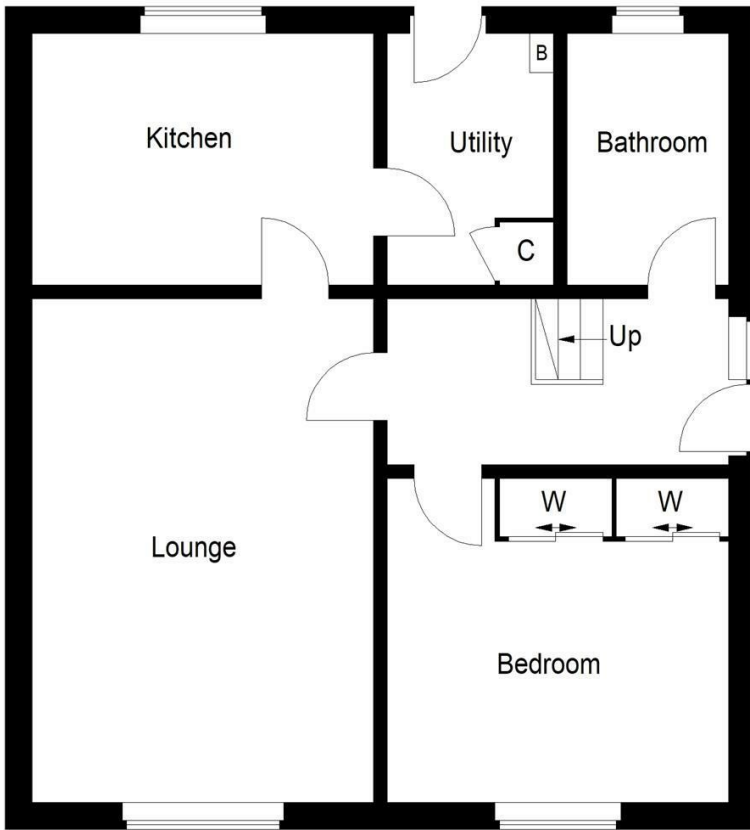
The village of Scone is situated just minutes away from the City Centre of Perth, where there are plenty of High Street amenities such as shops, restaurants and offices. The village itself has local shops, co-op, takeaways, petrol station, a reputable Primary School as well as having restaurants and 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.



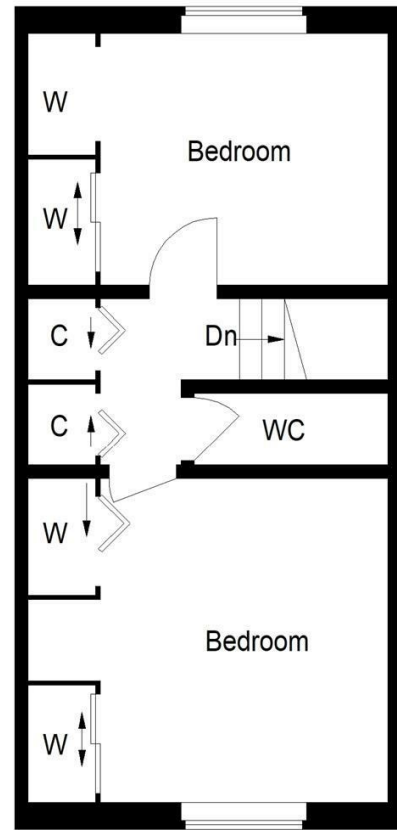


- Well Presented Detached House
- Generous Driveway & Single Detached Garage
- Three Double Bedrooms with Integrated Wardrobes
- Sought-After Village Location
- Gas Central Heating & Double Glazing
- Beautifully Maintained Gardens to Front & Rear





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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			82
(81-91) B			
(69-80) C		68	
(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	