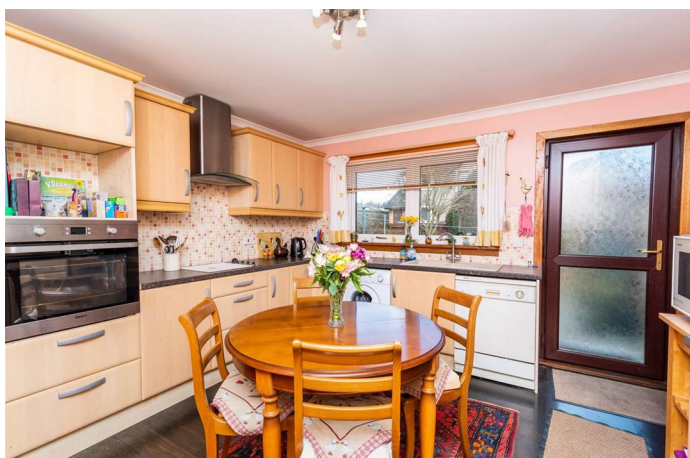


Simple Approach



**22 Balformo Road, Perth
Perthshire PH2 6QX**

Offers over £214,950

Simple Approach are excited to bring to the market this idyllic three bedroom detached bungalow in the ever popular village of Scone to the Perthshire market. Set on Balforno Road this lovely property comes to the market in move-in condition throughout, offering growing families, mature buyers and first time purchasers the superb opportunity to put their own stamp on their new home. Comprising; a bright and spacious lounge, a gorgeous dining kitchen with ample wall and base units for storage and some integrated appliances, three double bedrooms all with fitted wardrobes and a further spacious family shower room. Benefiting from being set on a sizeable plot with ample off street parking provided by a private driveway, double glazing, gas central heating, large surrounding garden grounds and ample local amenities just a short walk away. Viewing is absolutely essential to appreciate the size and quality of property on offer, as well as the excellent location.

Lounge

17'4" x 12'9" (5.30 x 3.91)

Kitchen

13'4" x 15'7" (4.07 x 4.76)

Bedroom

15'2" x 10'4" (4.64 x 3.17)

Bedroom

9'6" x 12'11" (2.92 x 3.96)

Bedroom

9'6" x 9'8" (2.92 x 2.96)

Bathroom

8'6" x 5'10" (2.60 x 1.80)

Location

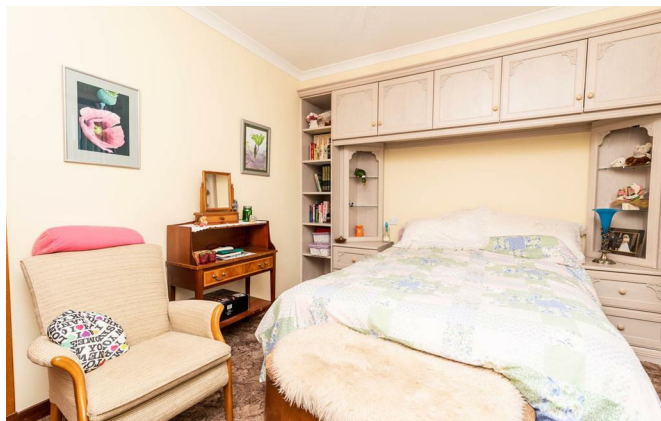
The village of Scone is situated just minutes away from

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.





- Idyllic Detached Bungalow
- Three Double Bedrooms with Fitted Wardrobes
- Gas Central Heating & Double Glazing
- Detached Garage & Large Private Driveway
- Sought-After Village Location
- Perfect Purchase for Mature Buyer



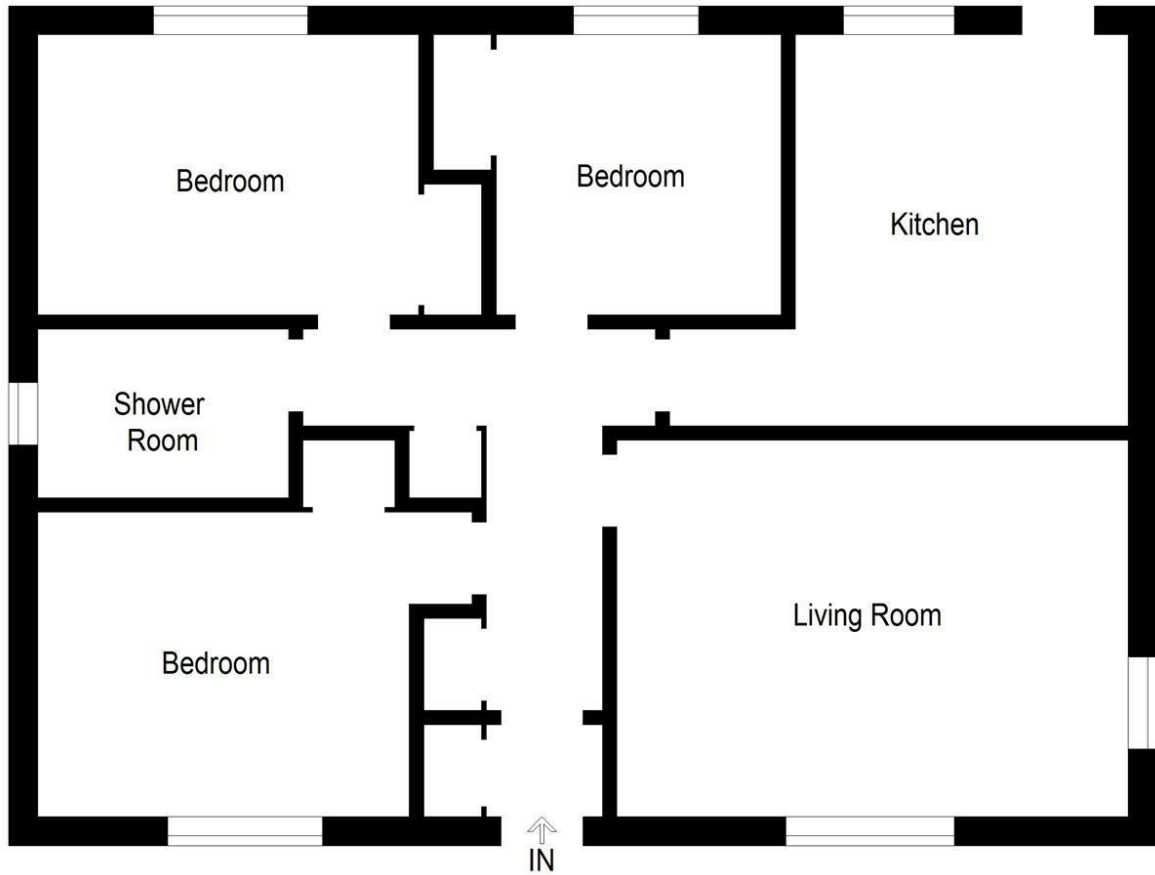



Illustration For Identification Purposes Only. Not To Scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC 