

Simple Approach



Estate Agents



83 Abbey Road, Perth
Perthshire PH2 6JS

Offers over £249,950

Simple Approach are excited to bring to the market this stunning four bedroom semi-detached property on Abbey Road in Scone to the residential market, with beautiful presented accommodation throughout, comprising a spacious lounge with a wood burning stove, 4 sizable bedrooms, stunning open plan kitchen/diner, modern fitted bathroom with a separate shower cubicle, utility room and master en-suite shower room. Boasting features such as gas central heating, double glazing, neutral and modern decoration, extensive garden, large out building and spacious accommodation. 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 move-in condition throughout, which only viewing will confirm to the purchaser.

Entrance Hallway

16'9" x 3'11" (5.12 x 1.21)

Lounge

14'5" x 12'7" (4.41 x 3.84)

Kitchen/ Diningroom

24'1" x 11'1" (7.36 x 3.40)

Utility

12'2" x 5'5" (3.73 x 1.67)

Office

14'11" x 7'0" (4.56 x 2.15)

Bedroom

11'11" x 13'3" (3.64 x 4.05)

En suite

8'9" x 9'4" (2.69 x 2.85)

Bedroom

11'1" x 14'4" (3.40 x 4.38)

Bedroom

9'10" x 11'2" (3.01 x 3.41)

Bathroom 2

6'10" x 7'1" (2.10 x 2.16)

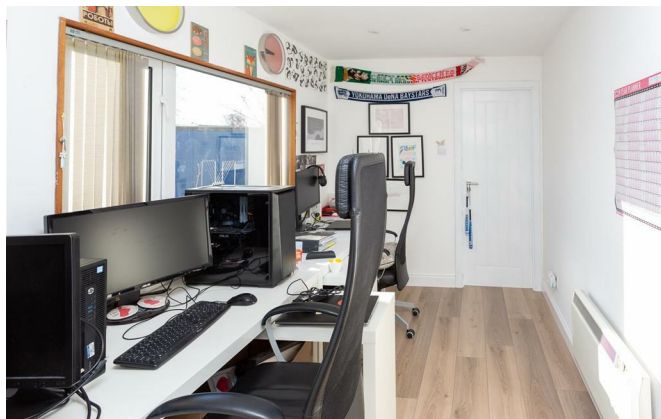
Garage/ workshop

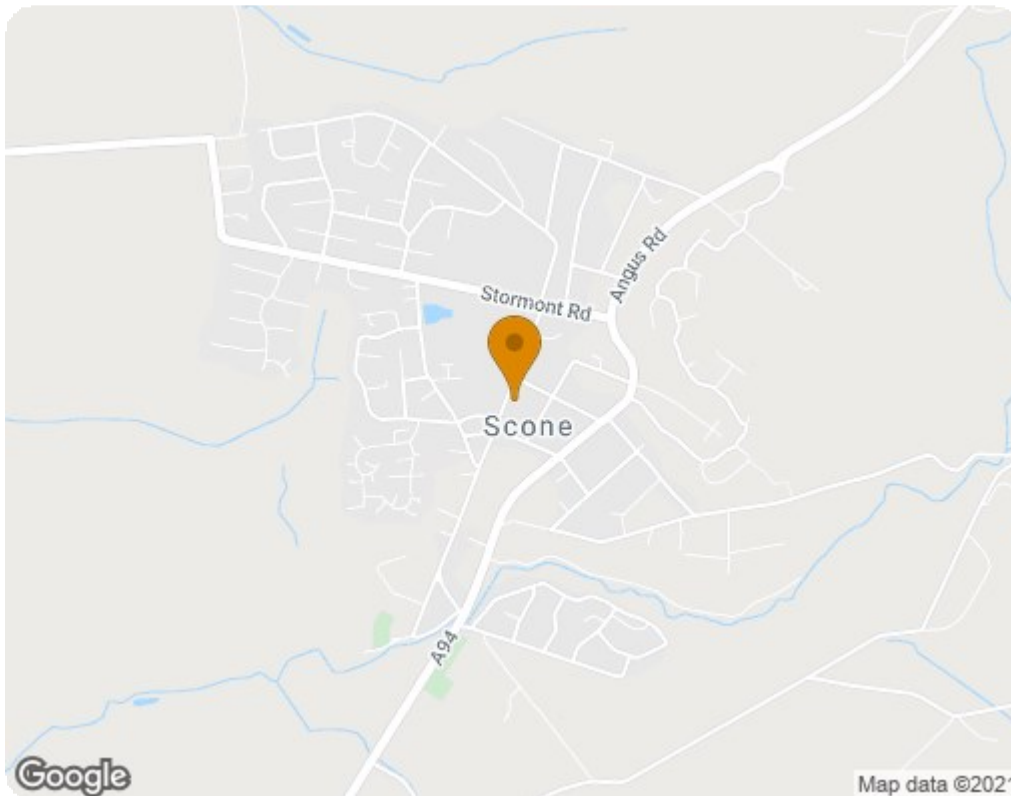
26'0" x 14'2" (7.95 x 4.33)





- 4 Bedroom Family Home
- Stunning Open Plan Kitchen Diner
- Large Driveway Accommodating Multiple Vehicles
- Garage/Workshop
- Wood Burning Stove





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(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		82
(81-91) B		
(69-80) C	67	
(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		