

Simple Approach



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

Offers over £189,950

Simple Approach are delighted to welcome this spacious and well-presented family home on Perth Road to the Perthshire residential 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 comprises a welcoming hallway leading to a modern kitchen, a stunning open plan lounge and family room with ample space for dining along with beautiful large windows and patio doors allowing plenty natural light to flood the room. Two generous bedrooms and a very stylish family bathroom can also be found on the ground floor of this lovely home. Upstairs, the property enjoys a further two sizable bedrooms and a fresh white shower room. This property offers all the living space necessary for any growing family. Boasting sought-after features such as gas central heating, double glazing, and a substantial, fully enclosed rear garden. 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 great home in beautiful condition throughout. Viewing is absolutely essential to appreciate the overall package on offer.

Entrance Hallway

20'2" x 3'10" (6.16 x 1.17)

Lounge/ Dining Area

15'6" x 11'10" (4.73 x 3.63)

Lounge/ Dining Area 2

17'1" x 10'4" (5.21 x 3.16)

Kitchen

16'9" x 7'10" (5.11 x 2.41)

Bathroom

6'8" x 11'7" (2.05 x 3.55)

Bedroom

11'10" x 11'3" (3.62 x 3.45)

Bedroom

9'1" x 11'2" (2.78 x 3.41)

Bedroom

6'6" x 12'7" (2.00 x 3.84)

Bedroom

16'0" x 7'8" (4.88 x 2.34)

Shower room

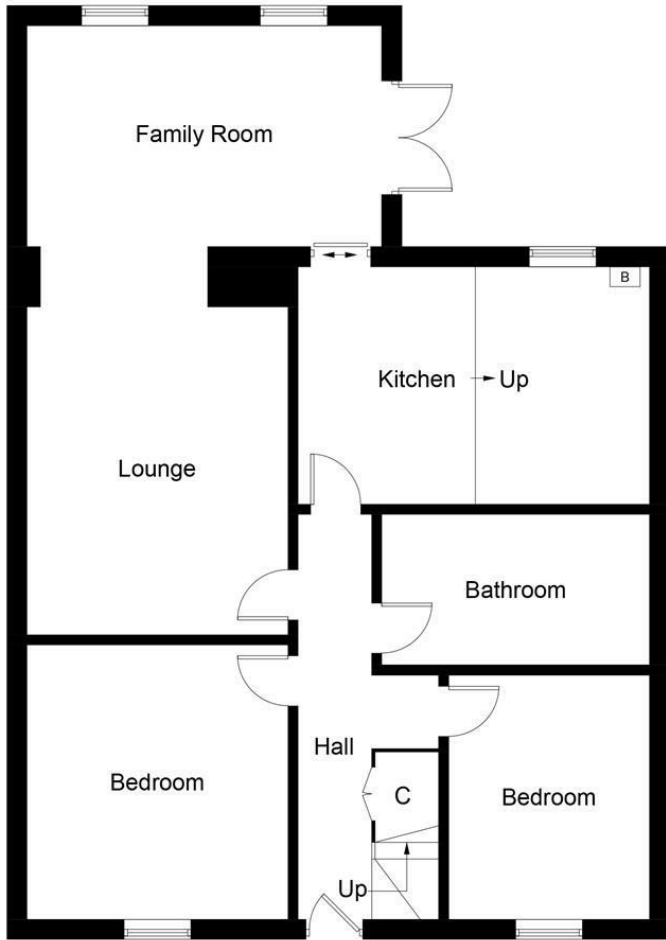
5'2" x 5'2" (1.58 x 1.58)



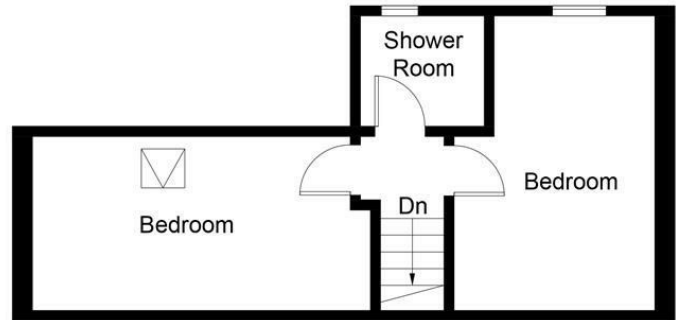


- Well Presented Family Home
- Stylish Kitchen
- Gas Central Heating & Double Glazing
- Four Sizable Bedrooms
- Substantial, Fully Enclosed Rear Garden
- Open Plan Lounge And Family Room
- Chic Family Bathroom
- Highly Sought-After Village Location

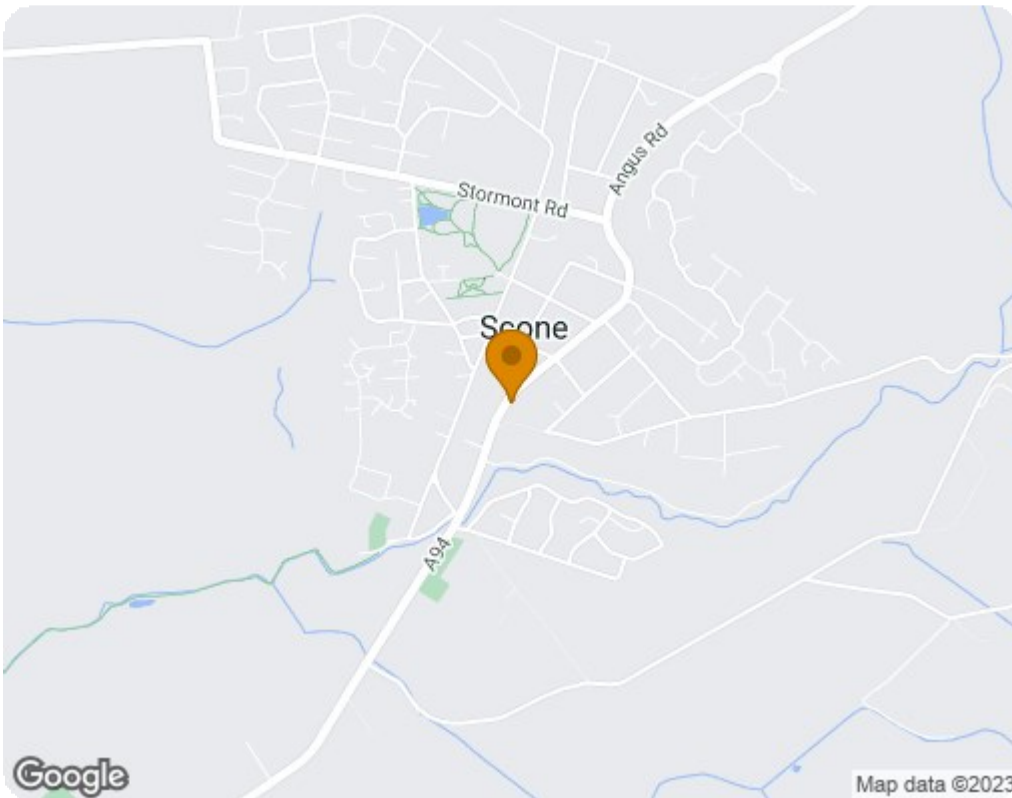




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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	65	
(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		