

Simple Approach



Estate Agents



14 The Attic Burnside, Perth
Perthshire PH2 6LP

Offers over £99,950

Simple Approach are excited to welcome this two bedroom attic flat in an ideal location in Scone to the residential market. This well presented home is set on Burnside and comprises a bright and spacious lounge, with open plan kitchen including integrated oven and hob, two bedrooms and a modern fresh white bathroom with shower over bath facility. This property boasts modern elements such as large double glazed windows and gas central heating. Burnside could not be better located due to its locality to all local amenities such as shops, restaurants and cafes. There is ample on-street parking is available to the front with a large communal garden to the rear. Early viewing is advised to appreciate the location and property on offer here.

Lounge

13'9" x 10'11" (4.21 x 3.35)

Bedroom

10'0" x 17'10" (3.07 x 5.45)

Bedroom

11'2" x 6'11" (3.41 x 2.13)

Boxroom

4'10" x 2'9" (1.49 x 0.86)

Bathroom

5'10" x 6'8" (1.80 x 2.05)

Kitchen

5'8" x 9'9" (1.73 x 2.99)

Location

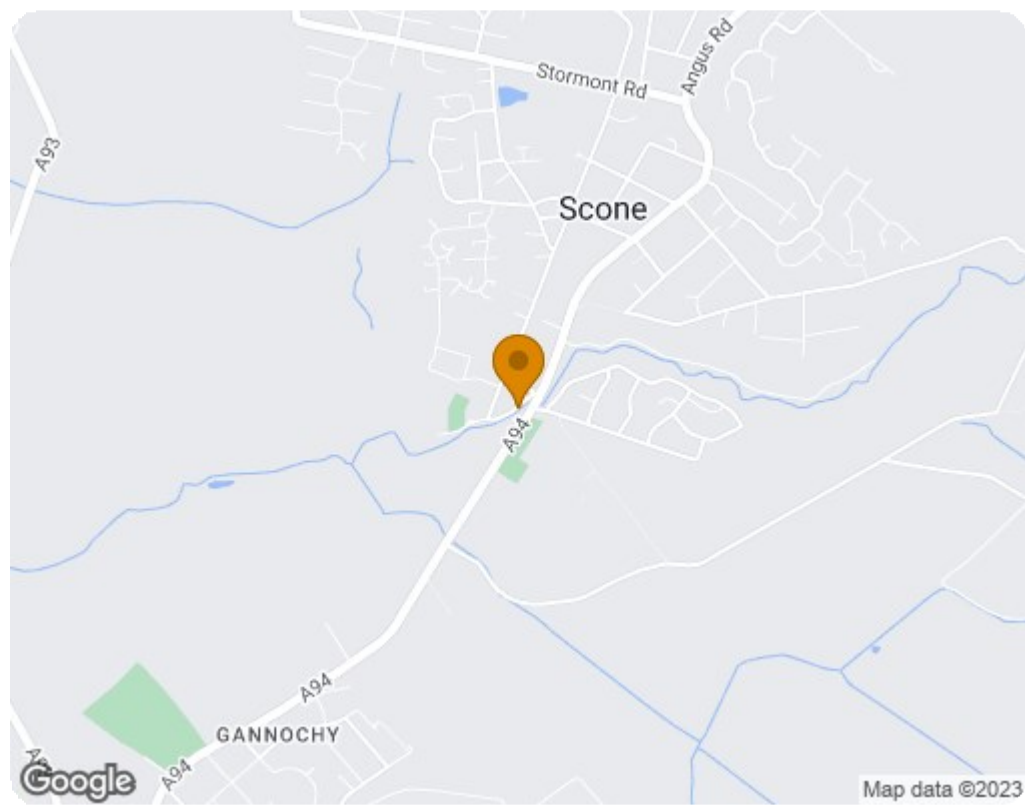
The village of Scone is situated just minutes away from the City Centre of Perth, where there are plenty of High Street amenities such as shops, restaurants and offices. This property is a 2 minute walk from the scone arms, a 3 minute walk to Quarrymill walk, a 3 minute walk to a few play parks. The 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.





- 2 Bedroom, Attic Floor Flat
- Close To All Local Amenities
- Modern Bathroom and Kitchen
- Communal Rear Garden
- Sought After Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	59
(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		
(39-54) E	43	54
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		