

Simple Approach



Estate Agents



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

Offers over £240,000

Simple Approach are pleased to welcome this beautifully presented, detached family home in the ever popular area of Scone to the Perthshire residential market. This lovely home comes to the market in excellent condition throughout, boasting sought after features such as gas central heating, double glazing, sizable private rear garden, a driveway and outdoor storage space. This property is ideally placed to take advantage of all amenities found just minutes away and also benefiting from being just a short drive from Perth City Centre without compromising the benefits of a peaceful location. With stylish interior throughout, this property comprises; a warm welcoming hallway, a bright and spacious lounge with large sliding, patio doors allowing ample natural light to flood the generous room. A very stylish, modern fitted kitchen and open plan dining room, perfect for entertaining, a ground floor bedroom and a WC. Upstairs, the property enjoys two more generous bedrooms both with ensuite shower rooms. This lovely home would be the ideal purchase for any growing family or couple looking for a well located home within a peaceful village setting, viewing is essential to appreciate the overall size and location on offer.

Kitchen

12'6" x 9'2" (3.83 x 2.81)

Utility

5'2" x 7'0" (1.59 x 2.14)

Dining Room

9'4" x 8'9" (2.85 x 2.67)

Lounge

13'11" x 13'1" (4.26 x 3.99)

Bedroom 1

9'3" x 8'11" (2.82 x 2.72)

WC

3'8" x 5'7" (1.12 x 1.72)

Bedroom 2

8'8" x 11'10" (2.66 x 3.63)

Bedroom 2 - Ensuite

7'2" x 5'4" (2.19 x 1.64)

Bedroom 3

12'4" x 10'0" (3.77 x 3.06)

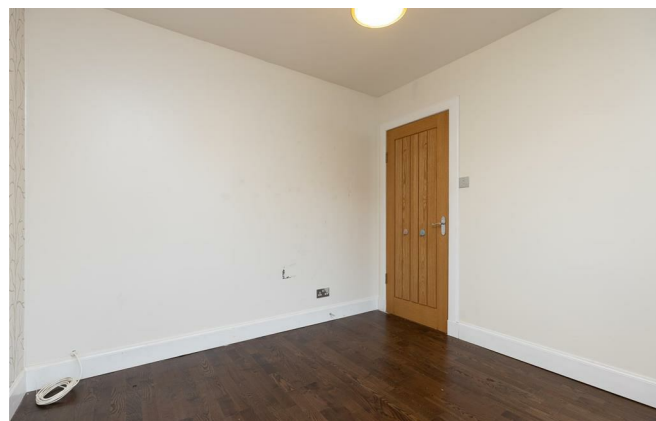
Bedroom 3 - Ensuite

5'1" x 7'8" (1.55 x 2.34)





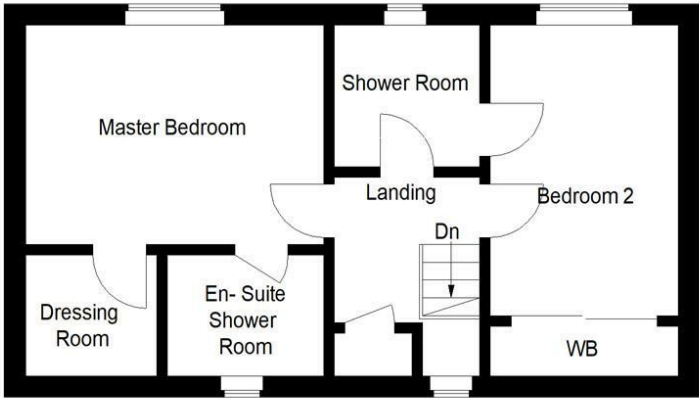
- Detached Family Home
- Bright & Spacious Lounge
- Sought After Scone Location
- Beautifully Presented
- Three Sizable Bedrooms (Two Ensuite Shower Rooms)
- Gas Central Heating & Double Glazing
- Modern Fitted Kitchen
- Priavte Driveway



127 Perth Road, Scone

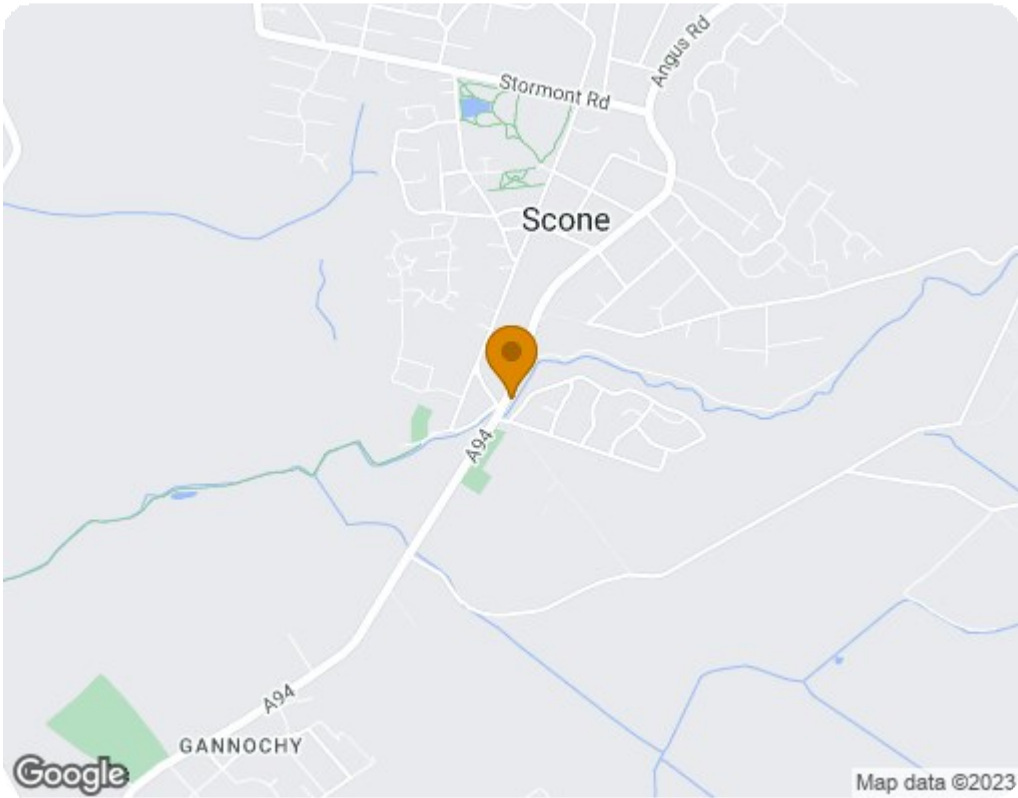


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 917133)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(69-80) C		
(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		84
(81-91) B	73	
(69-80) C		
(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		