

Simple Approach



Estate Agents



**19 Union Road, Perth
Perthshire PH2 6RZ**

Offers over £249,950

Simple Approach are happy to welcome with sizeable, detached property situated in the ever-desirable location of Scone to the residential market. This well presented home comprises of a warm and welcoming lounge, a modern, spacious kitchen with ample room for all essential appliances through to a handy dining room which is currently used as a snug. You will also find a large shower room and double bedroom all across the ground floor. On the upper floor of this great property, you will find a further two sizable bedrooms and a fresh bathroom. This home boasts many sought after features such as private parking, fully enclosed rear garden with raised patio area and gas central heating. This property is close to all local amenities such as shops, cafes and restaurants found within the village as well as only being a 10-minute drive to Perth's City Centre. This property is suited to a wide range of buyers such as any growing family or first-time buyers. Viewing is essential to appreciate the lovely property on offer here along with the ideal village location.

Entrance Hallway

12'9" x 6'0" (3.90 x 1.84)

Lounge

11'6" x 11'6" (3.51 x 3.52)

Bedroom (downstairs)

11'1" x 9'3" (3.40 x 2.82)

Snug/sittingroom

11'6" x 9'0" (3.53 x 2.76)

Kitchen

15'11" x 8'7" (4.87 x 2.63)

Bathroom (downstairs)

9'10" x 6'8" (3.00 x 2.04)

Bathroom

6'9" x 5'2" (2.07 x 1.58)

Bedroom

12'0" x 9'4" (3.66 x 2.86)

Bedroom

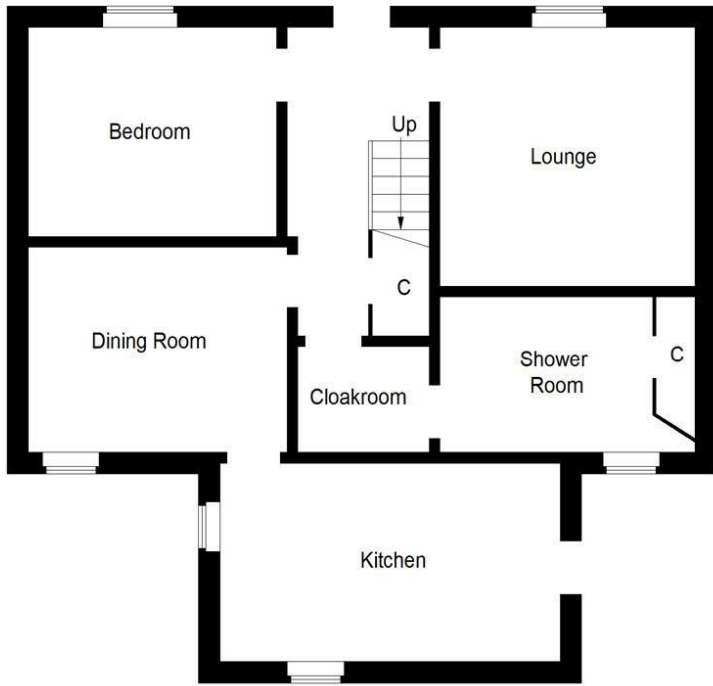
11'8" x 14'11" (3.56 x 4.55)



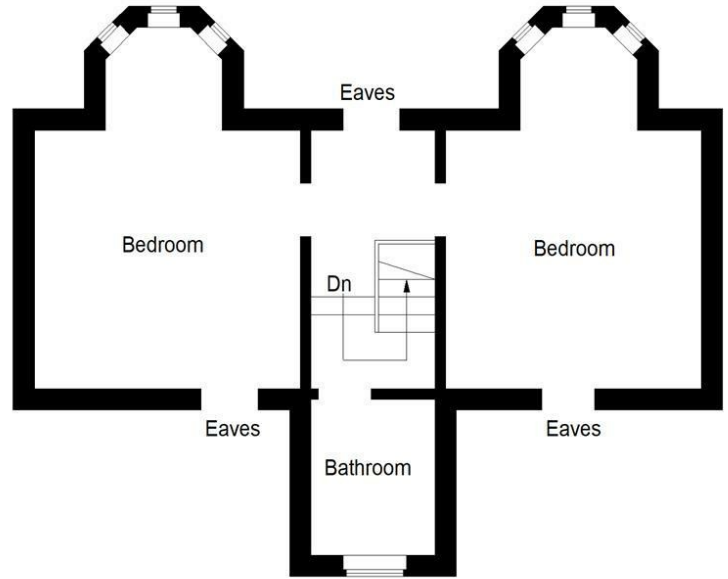


- Three Bedroom Detached Property
- Spacious Accommodation Throughout
- Easy Transport Links To Surrounding Town/Cities
- Highly Sought-After Location
- Gas Central Heating And Double Glazing
- Private Driveway And Fully Enclosed Rear Garden
- Close To All Local Amenities

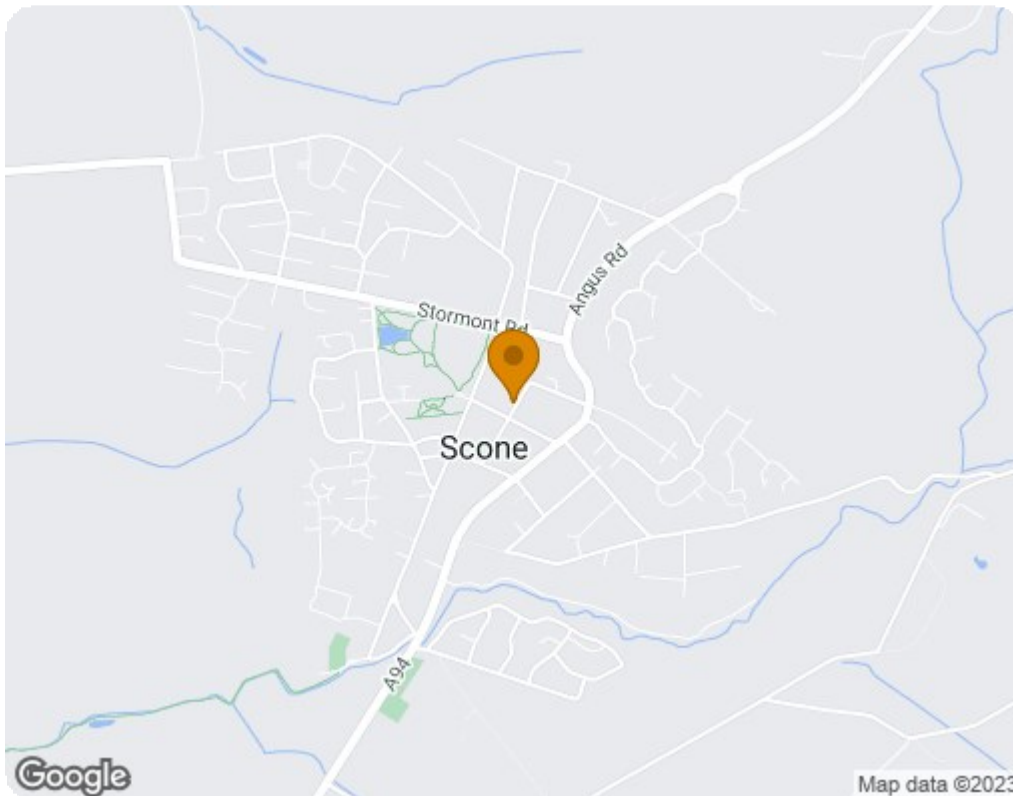




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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		
(81-91) B		79
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		