

Simple Approach



75 Perth Road, Perth  
PH2 6JL

Offers over £198,000

Simple Approach are pleased to welcome this detached family home on Perth Road, Scone to the residential market. Located within the peaceful village of Scone, this property could not be better situated to take advantage of all local amenities found close by along with being just a short distance away from Perth City Centre. This lovely family home comprises; a bright and spacious lounge with front facing windows, three generous bedrooms, a family bathroom, a sizable kitchen with ample counter and storage space, a sun room, a useful utility room and a further work room which could be utilized as a fourth bedroom. This property comes to the market in good condition throughout and enjoys modern sought after features such as gas central heating, double glazing and a large private rear garden. Viewing is essential to appreciate the overall space and excellent location on offer here at Perth Road.

**Lounge**

17'8" x 15'9" (5.39 x 4.81)

**Kitchen**

9'6" x 16'0" (2.92 x 4.88)

**Sun room**

14'5" x 13'10" (4.40 x 4.24)

**Entrance Hallway**

21'3" x 6'10" (6.48 x 2.09)

**Dining Room/ Bedroom**

12'1" x 11'8" (3.69 x 3.57)

**w/c**

3'8" x 3'6" (1.14 x 1.07)

**Workshop**

12'5" x 11'7" (3.8 x 3.54)

**Utility**

10'2" x 4'7" (3.11 x 1.42)

**Bedroom**

10'5" x 15'8" (3.18 x 4.78)

**Bedroom**

11'5" x 12'0" (3.48 x 3.68)

**Bathroom**

7'11" x 8'5" (2.43 x 2.57)

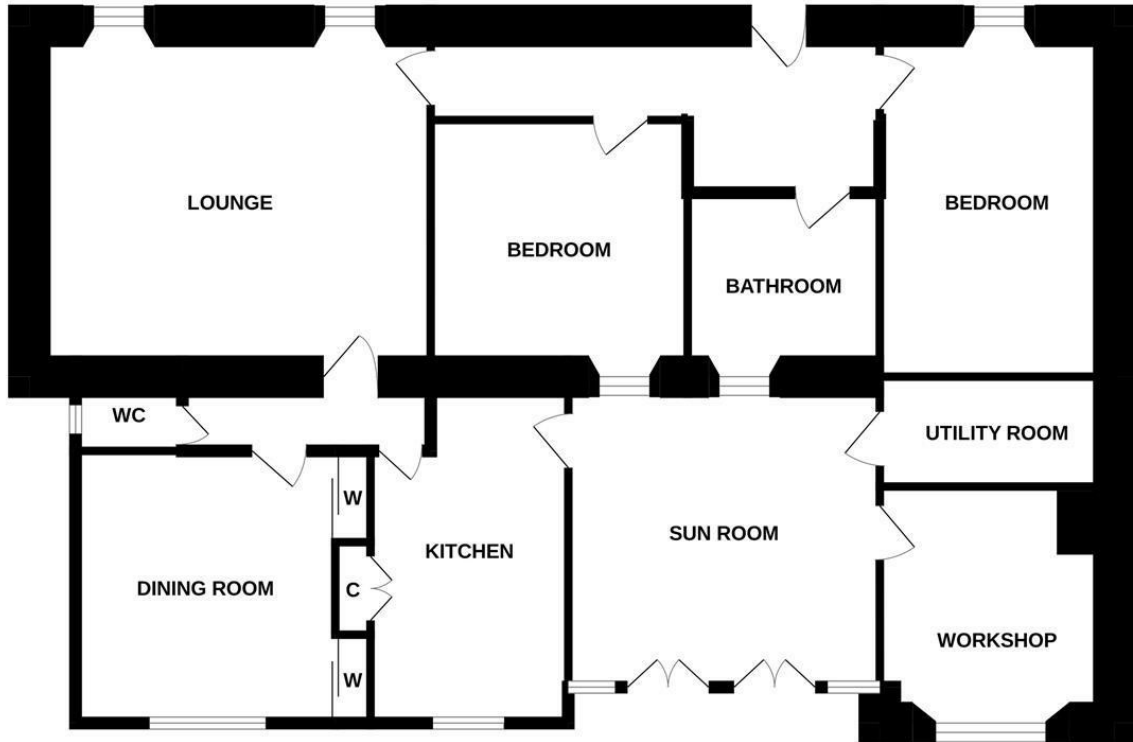




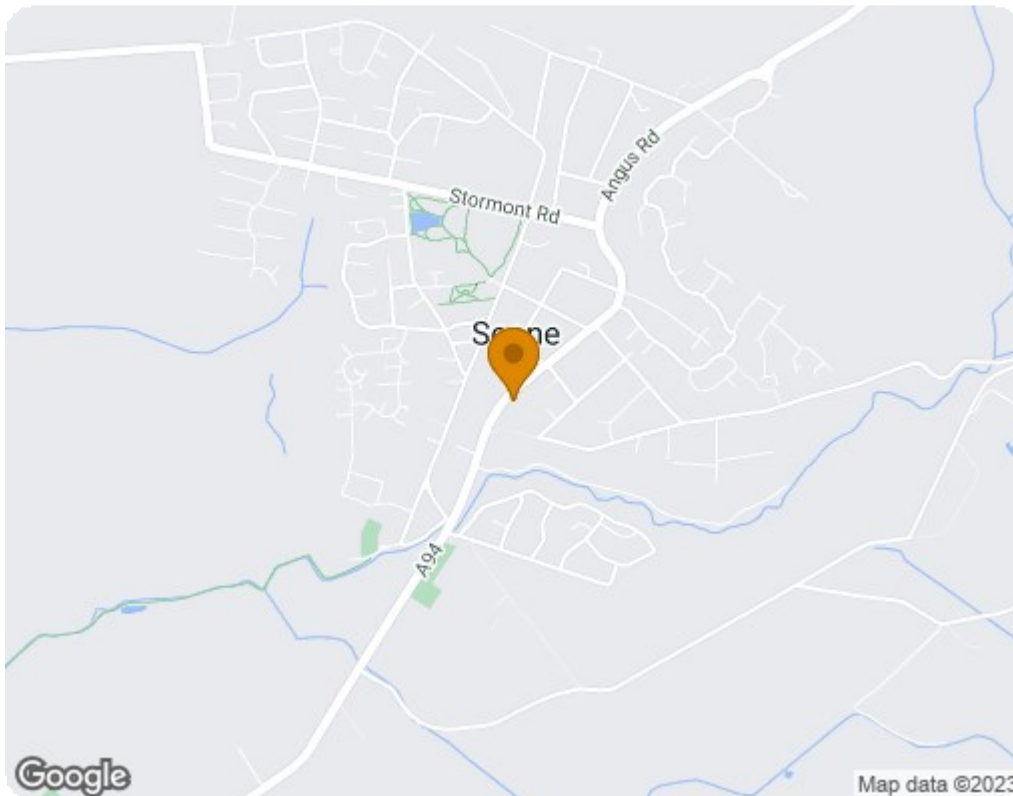
- Detached Family Home
- Bright & Spacious Lounge
- Large Private Rear Garden
- Three Generous Bedrooms
- Sun Room
- Gas Central Heating & Double Glazing
- Large Kitchen
- Desirable Scenic Location
- Workshop That Could Be A Potential Fourth Bedroom



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>84</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>59</b>               |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>Scotland</b>   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>80</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>50</b>               |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>Scotland</b>   |  | EU Directive 2002/91/EC |           |