

Simple Approach



8 Cross Street, Scone
PH2 6LR

Offers over **£112,950**

This well presented upper floor flat on Cross Street, Scone offers bright and comfortable accommodation within a highly sought-after residential location. Ideally suited to first-time buyers, couples or investors, the property provides a fantastic opportunity to acquire a spacious home in a popular and well-connected area of Perthshire.

The accommodation comprises a welcoming and generously proportioned lounge, filled with natural light and offering an ideal space for both relaxing and entertaining. The kitchen is well laid out with ample storage and worktop space, creating a practical and functional environment for everyday living. There are two well-sized bedrooms, each offering flexibility for use as a main bedroom, guest room or home office. The bathroom is neatly presented and completes the internal layout.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. Externally, the property enjoys access to a driveway space, providing valuable off-street parking. Situated within the ever-popular village of Scone, the flat is conveniently placed for local amenities, schooling and transport links, while Perth city centre is just a short drive away. Overall, this attractive property combines space, location and practicality, making it an excellent purchase for a range of buyers.

Lounge

10'7" x 16'10" (3.23 x 5.15)

Kitchen

5'11" x 5'4" (1.81 x 1.65)

Bedroom One

10'9" x 12'8" (3.28 x 3.87)

Bedroom Two

7'3" x 10'9" (2.23 x 3.30)





- Well presented upper floor flat
- Driveway space for off street parking
- Two generous bedrooms
- Gas central heating and double glazing
- Bright lounge
- Highly sought after village location



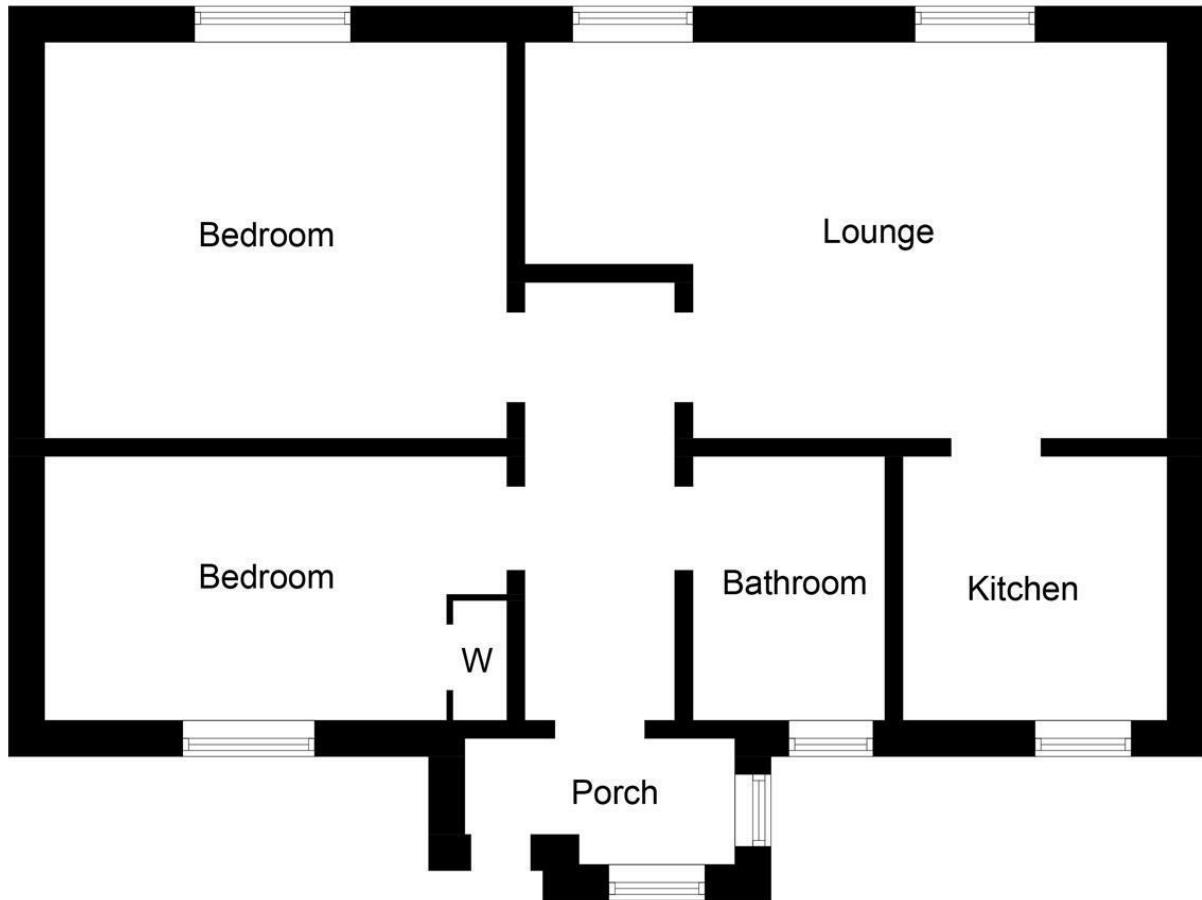
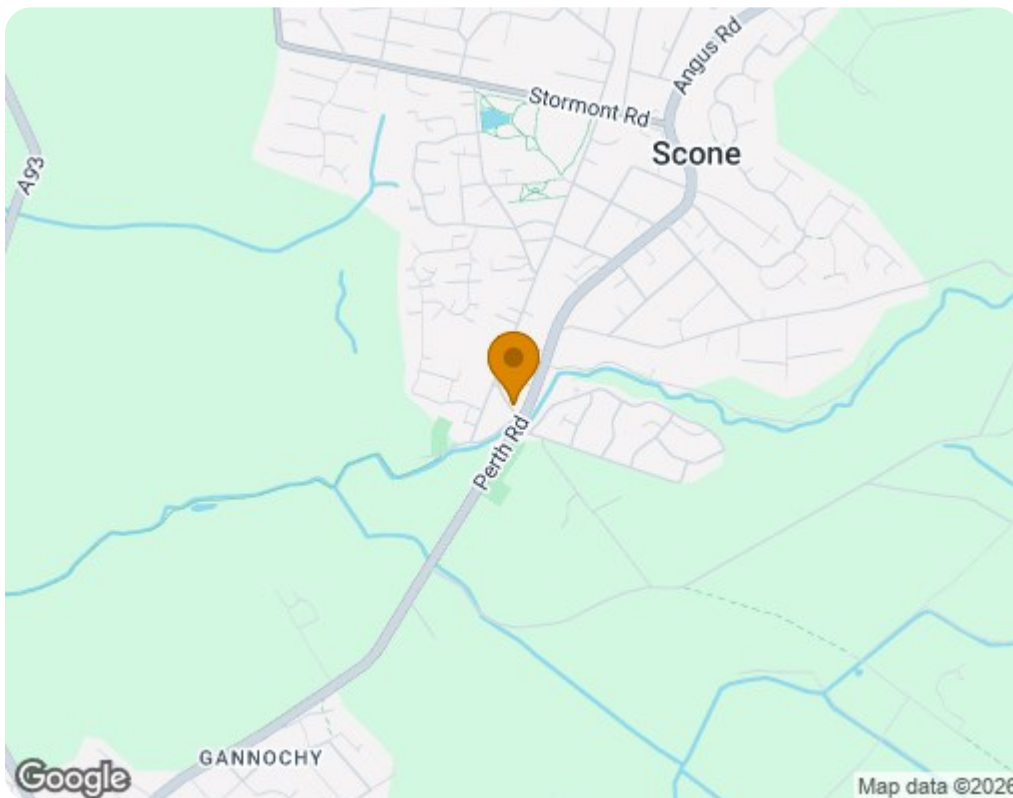


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278528)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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		
(81-91) B		
(69-80) C		
(55-68) D	70	81
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC