

Simple Approach



Estate Agents



**Logiebank, 88 Angus Road, Perth  
Perthshire PH2 6RB**

**Offers over £358,950**



Located in the sought-after village of Scone, this exceptionally well-presented modern home on Angus Road offers spacious, flexible living ideal for families and those who are seeking ample living space. Thoughtfully designed and immaculately maintained, this property seamlessly blends contemporary comfort with elegant style.

The property boasts four generously sized bedrooms, two of which benefit from en-suite shower rooms. A bright and spacious lounge offers a welcoming atmosphere, while the separate dining room is perfect for formal meals or entertaining guests. At the heart of the home lies an open-plan kitchen and family room, featuring a stylish, fully fitted kitchen and a charming wood-burning stove. A dedicated utility room adds to the practical appeal, while a further sitting room offers additional space. A well-appointed family bathroom serves the remaining bedrooms and living areas, completing the internal accommodation.

Additional features include gas central heating and modern double glazing, ensuring comfort and energy efficiency throughout the year. Externally, the home is set within a generous plot that includes a large private driveway with ample off-street parking and a beautifully maintained, enclosed rear garden. This impressive property offers modern family living in a prime location and is sure to attract strong interest. Viewing is essential to appreciate all that is on offer here at Angus Road, Scone.

**Lounge**  
14'7" x 12'4" (4.45 x 3.77)

**Bedroom One**  
12'2" x 11'0" (3.71 x 3.36)

**Bedroom Two**  
10'11" x 10'4" (3.34 x 3.16)

**Ensuite Shower Room**  
4'10" x 7'11" (1.49 x 2.42)

**Dining Room**  
11'1" x 10'5" (3.40 x 3.18)

**Downstairs WC**  
3'0" x 6'7" (0.92 x 2.01)

**Kitchen**  
12'5" x 21'1" (3.81 x 6.43)

**Utility Room**  
5'6" x 7'3" (1.68 x 2.21)

**Sun Room**  
10'5" x 18'11" (3.18 x 5.79)

**Bedroom Three**  
12'8" x 13'3" (3.88 x 4.06)

**Ensuite Shower Room**  
9'6" x 3'11" (2.91 x 1.20)

**Family Bathroom**  
6'3" x 10'4" (1.93 x 3.15)

**Bedroom Four**  
8'7" x 12'6" (2.63 x 3.82)

**Upstairs Landing**  
20'7" x 10'1" (6.29 x 3.08)





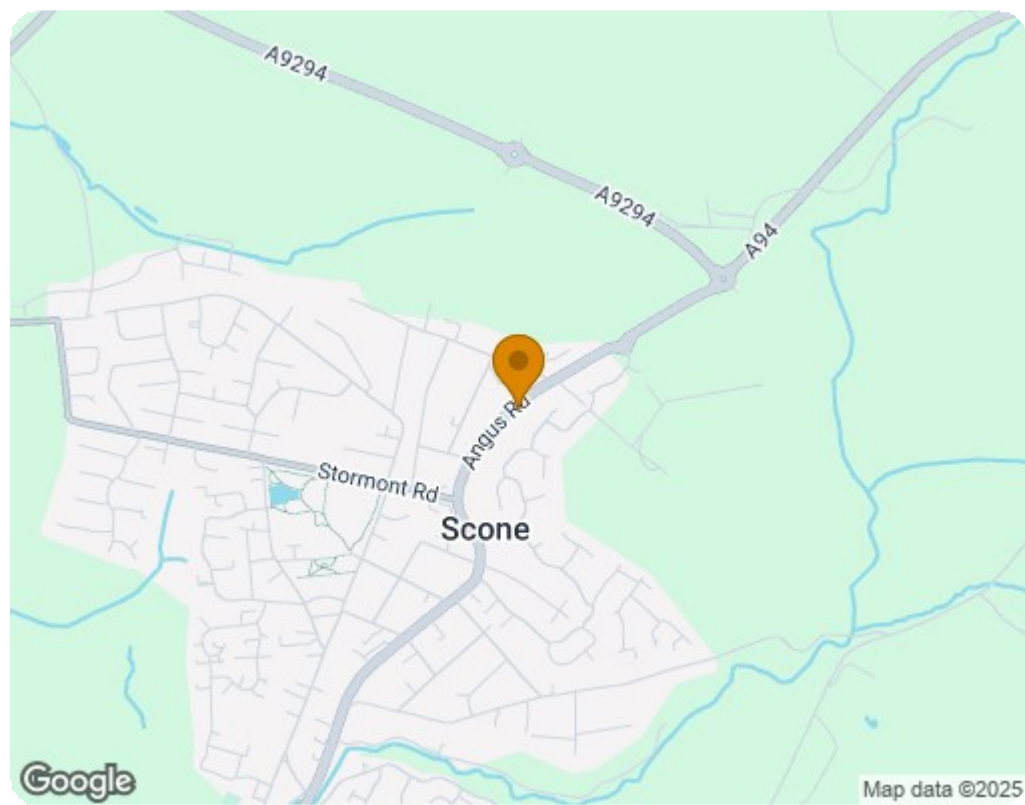


- Impressive, Well Presented House
- Bright & Spacious Lounge
- Dining Room
- Immaculately Presented Throughout
- Four Generous Bedrooms
- Open Plan Kitchen / Family Room
- Wood Burning Stove Feature
- Two Ensuite Shower Room's
- Further Sitting Room
- Gas Central Heating & Double Glazing





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216637)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland 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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		