



24 Cross Street, Perth  
PH2 6LR  
Offers over £169,950

Located in the sought-after village of Scone, this well-presented semi-detached home offers comfortable and spacious living in a desirable setting. Boasting three generously sized bedrooms, a bright and spacious lounge, stylish kitchen and a shower room, the property is ideal for families, professionals, or those looking to upsize. The home features ample living space, thoughtfully laid out to suit modern lifestyles, along with the benefit of gas central heating and double glazing throughout for year-round comfort and energy efficiency.

Externally, the property includes a private driveway, providing convenient off-street parking, and a well-maintained garden area. Early viewing is highly recommended to appreciate all this attractive home has to offer.

**Lounge**

16'3" x 11'8" (4.97 x 3.56)

11'7" x 10'4" (3.54 x 3.15)

**Kitchen**

11'5" x 7'2" (3.48 x 2.20)

**Dining Room / Bedroom Three**

10'6" x 9'2" (3.21 x 2.81)

**Master Bedroom**

10'0" x 10'9" (3.06 x 3.29)

**Shower Room**

10'4" x 8'5" (3.17 x 2.57)

**Lower Level Living Space**

7'1" x 12'1" (2.18 x 3.70)

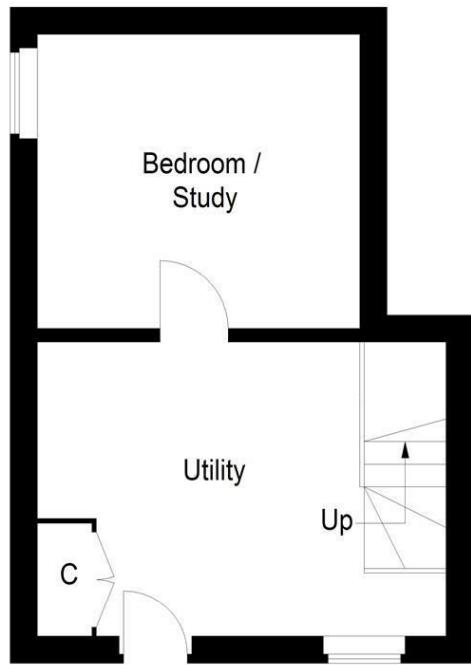
**Office / Bedroom Two**



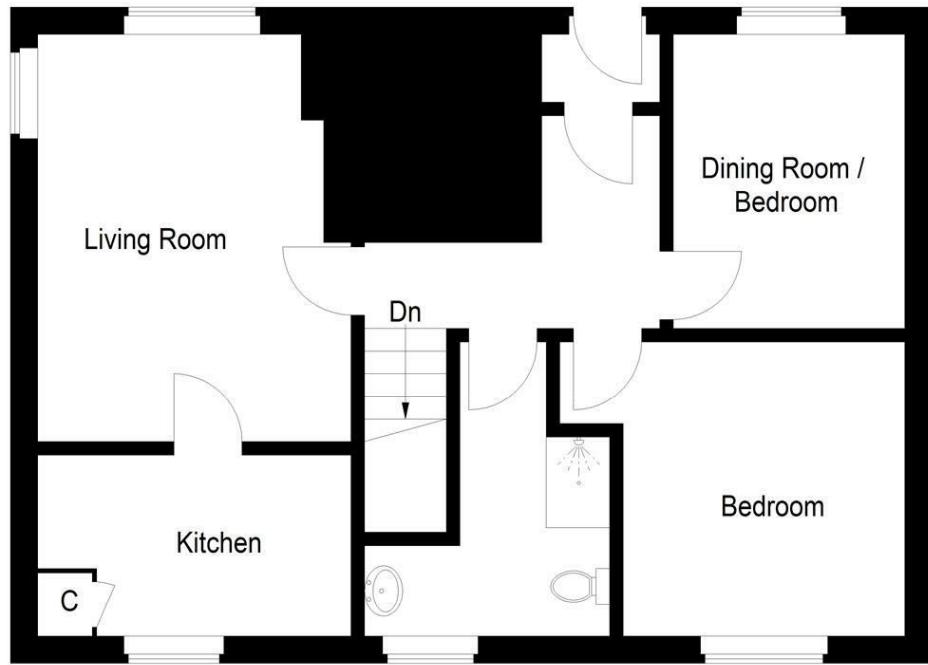


- Immaculate Three Bedroom Terraced House
- Very Well Presented
- Gas Central Heating & Double Glazing
- Private Driveway For 2/3 Cars
- Highly Sought After Village Location
- Rear Garden With A Large Shed



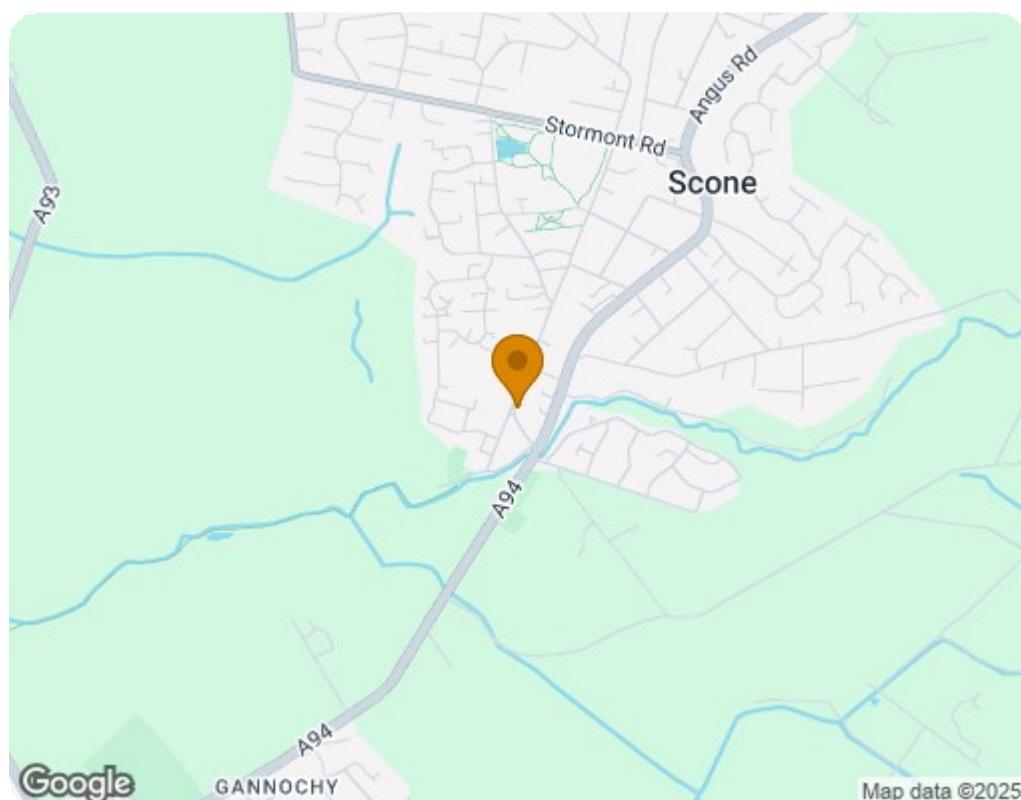


**Lower  
Ground Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1190239)



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