



1 Lowes Court, Perth, PH2 6SW
Offers over £190,000





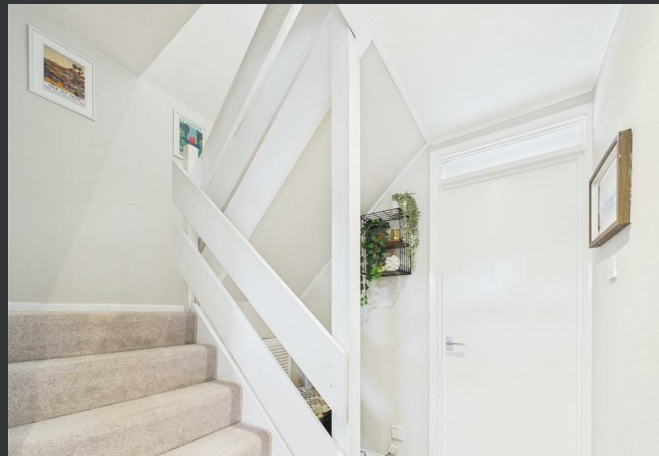
1 Lowes Court Perth, PH2 6SW

- Semi-detached three-bedroom home
- Modern kitchen/diner with integrated appliances
- Separate laundry room
- Enclosed, low-maintenance rear garden
- Stylish décor throughout
- Spacious, light-filled living room
- Patio doors opening to rear garden
- Contemporary family bathroom
- Generous driveway parking
- Popular Scone village location

This beautifully presented three-bedroom semi-detached home in the heart of Scone offers contemporary family living in a sought-after location. The property combines modern finishes with practical spaces, making it an ideal choice for first-time buyers, growing families, or those seeking a move-in ready home.

The ground floor welcomes you with a bright hallway leading to the living room, which has been decorated in neutral tones for a calm, homely feel. The highlight of the home is the stylish kitchen/diner, complete with sleek cabinetry, integrated appliances, and a vibrant splashback, complemented by ample dining space with patio doors opening directly onto the private rear garden – perfect for entertaining. A handy laundry room adds to the convenience. Upstairs, three well-proportioned bedrooms provide flexible accommodation, each benefitting from natural light and modern décor. The family bathroom is fitted with a contemporary suite, including bath and overhead shower. Externally, the property boasts a fully enclosed rear garden designed for low maintenance, with patio, seating, and planting areas ideal for outdoor living. The front offers a large driveway with ample parking space. This is a home ready to enjoy, combining comfort, style, and convenience in a highly desirable location.

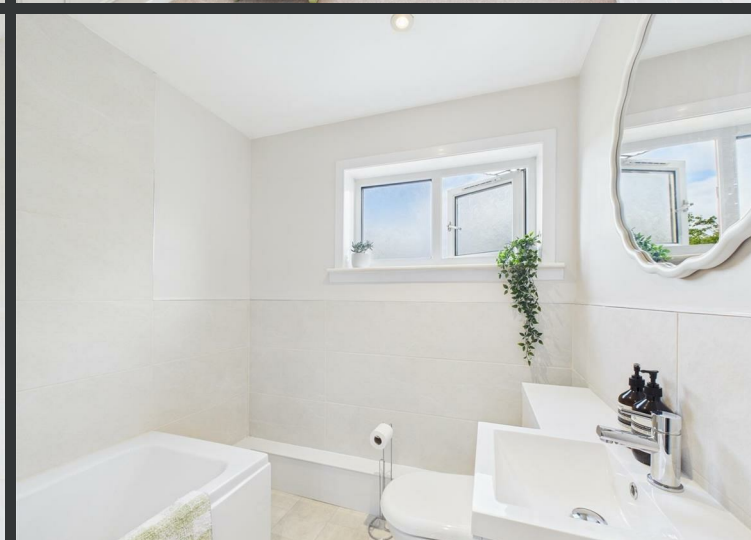
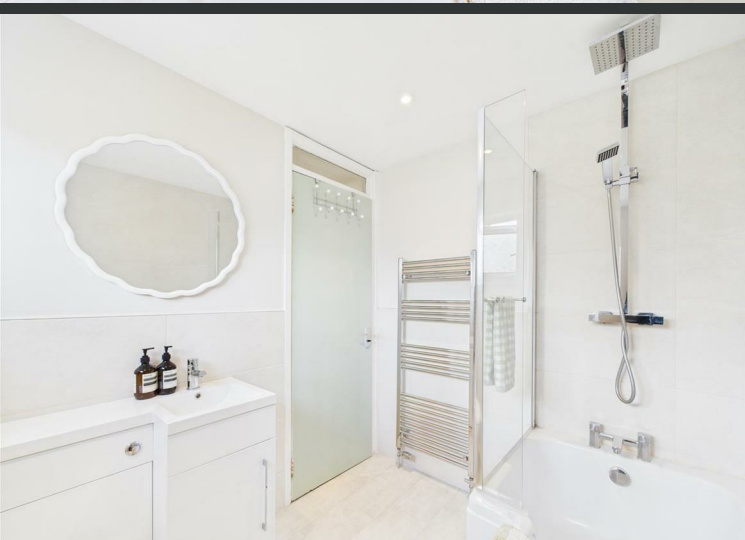
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Location

Scone is a highly desirable village just a few miles from Perth, offering a superb balance of community living and easy access to city amenities. The village itself provides excellent local facilities, including shops, cafés, a post office, medical practice, and highly regarded schools. Outdoor enthusiasts will enjoy nearby woodland walks, parks, and golf courses, while commuters benefit from excellent road links to Perth, Dundee, Edinburgh, and beyond. Regular bus services make travel simple, while Perth city centre's shopping, dining, and cultural attractions are within easy reach. Scone is an ideal location for families and professionals alike.





Ground floor



Floor 1

Approximate total area⁽¹⁾779 ft²72.5 m²

Reduced headroom

 2 ft^2 0.2 m²

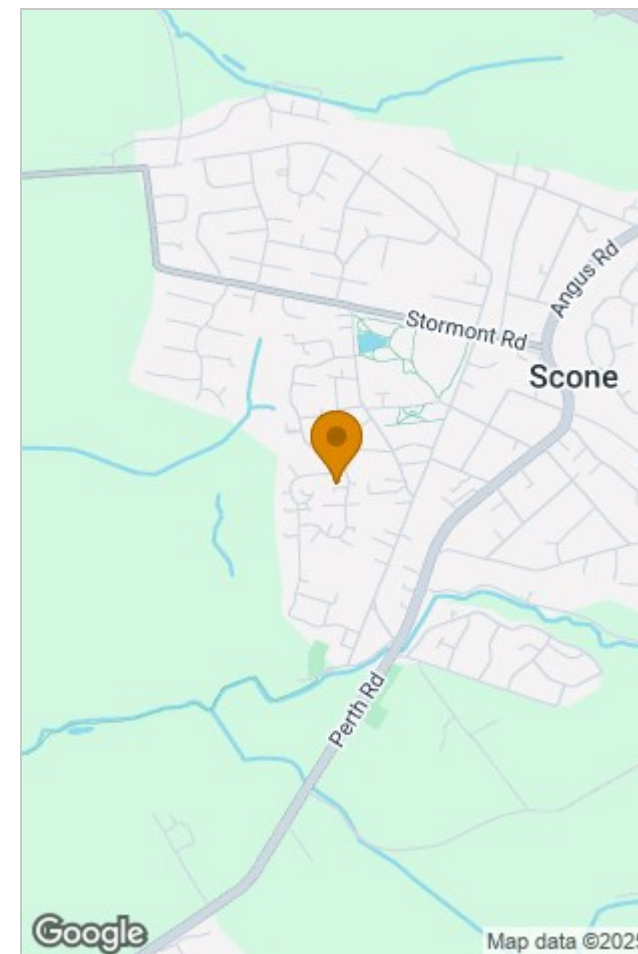
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 (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 (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland EU Directive 2002/91/EC 		

Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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