



4 Coronation Avenue, Scone, PH2 6GA
Offers over £335,000

 4  2  1  C



4 Coronation Avenue Scone, PH2 6GA

- Superb detached villa
- Generous living room
- Off-street parking & garage
- Double glazing
- Sought-after location
- 4 double bedrooms 1 en-suite
- Large dining kitchen
- Gas central heating
- Good storage space
- Move-in condition

Unexpectedly back on market 10th July Presented in excellent condition, this attractive 4 bedroom detached home is located within the highly sought-after village of Scone. Built by renowned local builders A&J Stephen, the property boasts light and airy accommodation across two floors which is further complimented by a wealth of storage space. It also features gas central heating, double glazing, plenty of off-street parking, a garage and lovely rear garden.

On the ground floor there is an entrance hallway, downstairs WC, generous living room with bay window and a large dining kitchen spanning the full width of the property. Onto the first floor there is a family bathroom with separate shower enclosure, master bedroom with en-suite shower room and three additional double bedrooms – all with built-in wardrobes. To the front of the property there is an area of stone chips with decorative planting and a double width driveway providing off-street parking. The garden to the rear enjoys an open aspect and is very family/dog friendly being privately fence-enclosed. It also features an slabbed patio, stone chips, a selection of colourful plants and shrubs and some pleasant seating areas.

Offers over £335,000





Location

This property enjoys a convenient and very private position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, butchers, restaurants, country pub, health centre, bus route, vet, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school and nursery is within walking distance. Scone Park-and-ride can also be found nearby. Travel links give easy access to Perth and a number of additional services, shops and amenities.







Ground floor



Floor 1

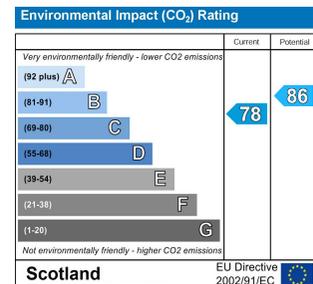
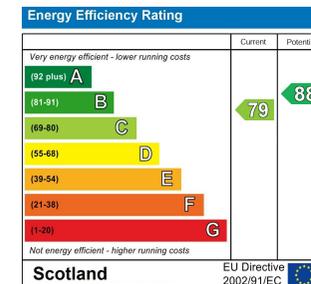
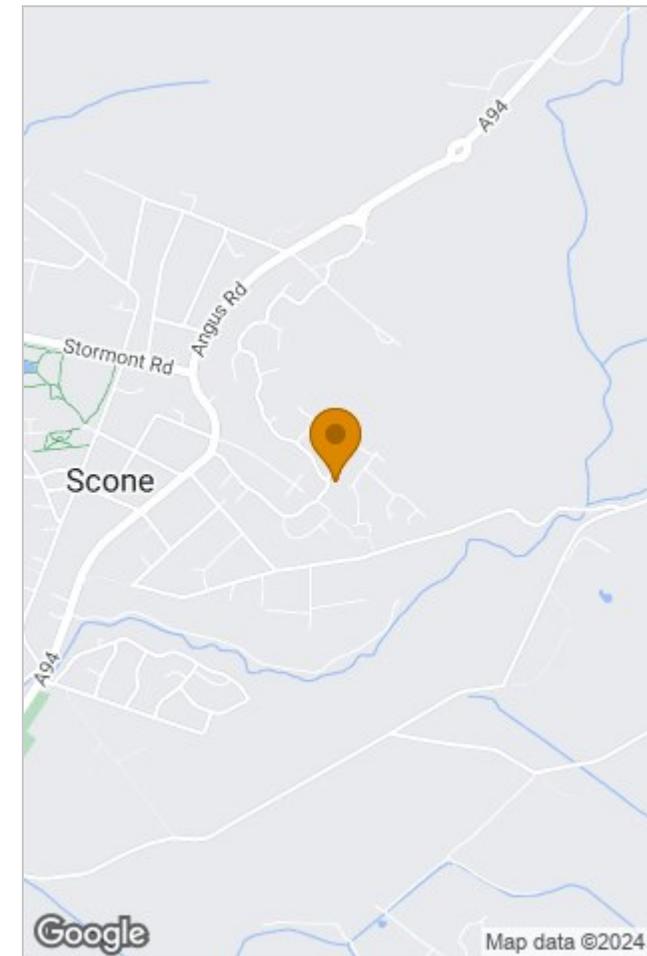


Approximate total area⁽¹⁾
1517.3 ft²
140.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

