



12 Ashgrove, Perth, PH2 6NU
Offers over £370,000

5 2 2 D



- Spacious five-bedroom detached family home
- Bright dual-aspect living room
- Flexible layout with bedroom/gym and utility room
- Stylish family bathroom and modern shower room
- Double garage and private driveway
- Prime residential setting in Scone
- Modern fitted kitchen and dining room
- Modern double glazing and GCH
- Generous wraparound garden with summerhouse
- Immaculately presented and move-in ready

Set on a generous corner plot within a quiet residential area of Scone, 12 Ashgrove is a beautifully maintained five-bedroom detached family home offering flexible accommodation, contemporary interiors, and excellent outdoor space. Perfect for growing families or those seeking versatile living, this impressive home combines comfort, practicality, and style.

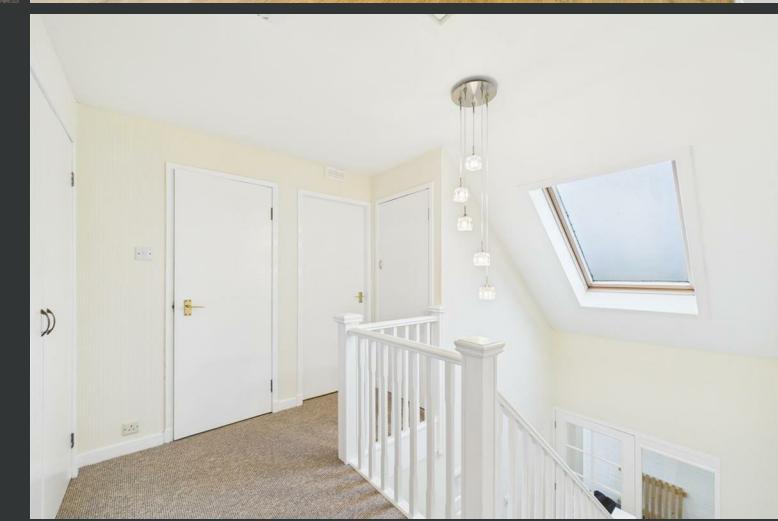
The spacious ground floor welcomes you with a bright hallway leading to a large dual-aspect living room, filled with natural light and ideal for relaxing or entertaining. The modern fitted kitchen features sleek white units, extensive work surfaces, and a seamless connection to the dining room. A utility room provides convenient additional storage, the fifth bedroom offers versatility and is perfectly suited as a home office or workspace. Two further ground-floor bedrooms and a contemporary family bathroom complete the lower level. Upstairs, the home continues to impress with two generous double bedrooms and a modern shower room, creating the potential for up to five bedrooms in total - ideal for larger families or guests. Externally, the property boasts a beautifully kept wraparound garden, mainly laid to lawn with a patio and summerhouse, perfect for outdoor entertaining. A double garage and private driveway offer ample parking. This exceptional home combines spacious interiors with a highly sought-after village setting - ready to move into and enjoy.

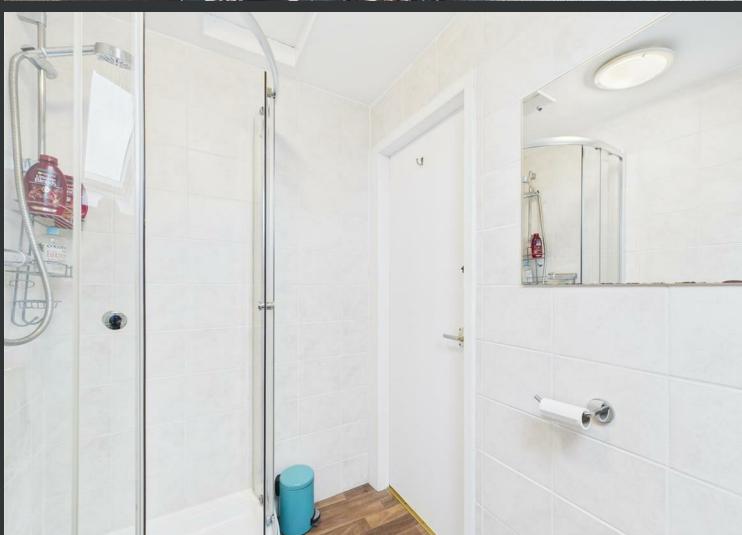


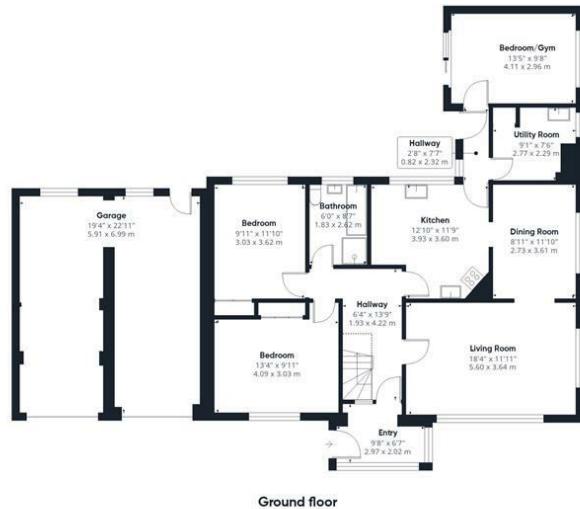


Location

Located in the desirable village of Scone, this property enjoys a peaceful yet highly convenient setting just minutes from Perth city centre. The village offers excellent local amenities, including shops, cafes, medical facilities, and is home to the well-regarded Robert Douglas Memorial Primary School – all just a five-minute walk away. Scone is surrounded by lovely countryside and green spaces, including the historic Scone Palace grounds. The nearby A94 and M90 ensure swift connections to Dundee, Edinburgh, and beyond, while a local bus route just five minutes from the doorstep makes commuting easy. Combining the tranquillity of village living with the convenience of city proximity, Scone is a perfect choice for families and professionals alike.







Approximate total area⁽¹⁾

2063 ft²
191.4 m²

Reduced headroom

10 ft²
1 m²

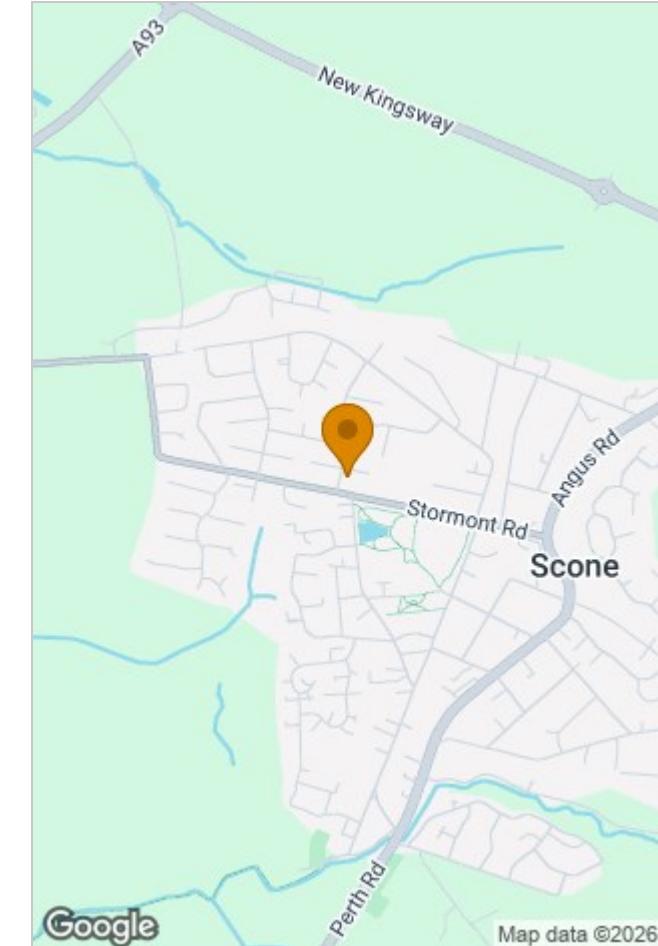
(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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