



21 Myrtle Road, Perth, PH2 6QY  
Offers over £220,000

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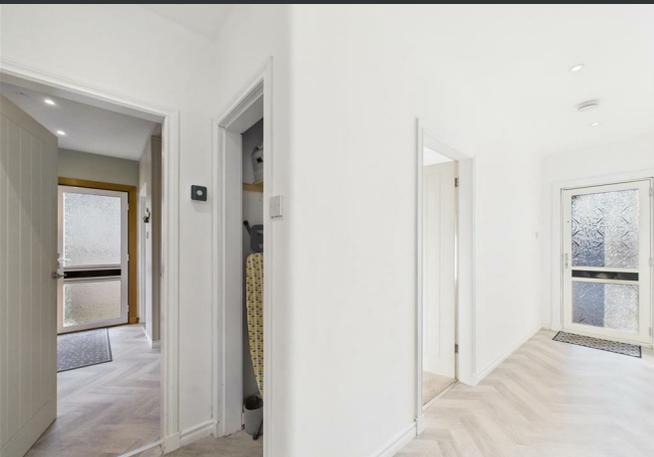
## 21 Myrtle Road Perth, PH2 6QY

- Attractive two-bedroom detached bungalow
- Modern fitted kitchen with garden access
- Contemporary family bathroom
- Large enclosed rear garden with patio and lawn
- Peaceful residential street in popular Scone
- Bright and spacious living room with feature fireplace
- Two generous double bedrooms
- Fresh, neutral décor throughout
- Ample off-street parking
- Close to shops, transport links and Perth city amenities

Set within the highly sought-after village of Scone, 21 Myrtle Road is a beautifully presented two-bedroom detached bungalow offering stylish interiors, generous room proportions and impressive outdoor space. The property has been tastefully modernised throughout, creating a move-in-ready home ideal for a range of buyers, including downsizers, couples, or those looking for a peaceful location within easy reach of Perth.

The welcoming hallway leads to a bright and spacious living room, featuring a large picture window that floods the room with natural light and a charming feature fireplace, creating a warm focal point. The kitchen offers excellent workspace and storage, with a neat layout and direct access to the rear garden. Both double bedrooms are generous in size, one currently used as a dressing room with extensive fitted storage, while the other enjoys a calm and relaxing ambience. The spacious bathroom is finished with sleek tiling and a three-piece suite. Outside, the property boasts a substantial rear garden with a mix of lawn, patio and elevated seating areas-perfect for outdoor dining, gardening or simply enjoying the sunshine. Off-street parking is plentiful with a newly formed driveway to the front. This superb bungalow combines modern comfort with an excellent village setting, making it a fantastic opportunity in popular Scone.

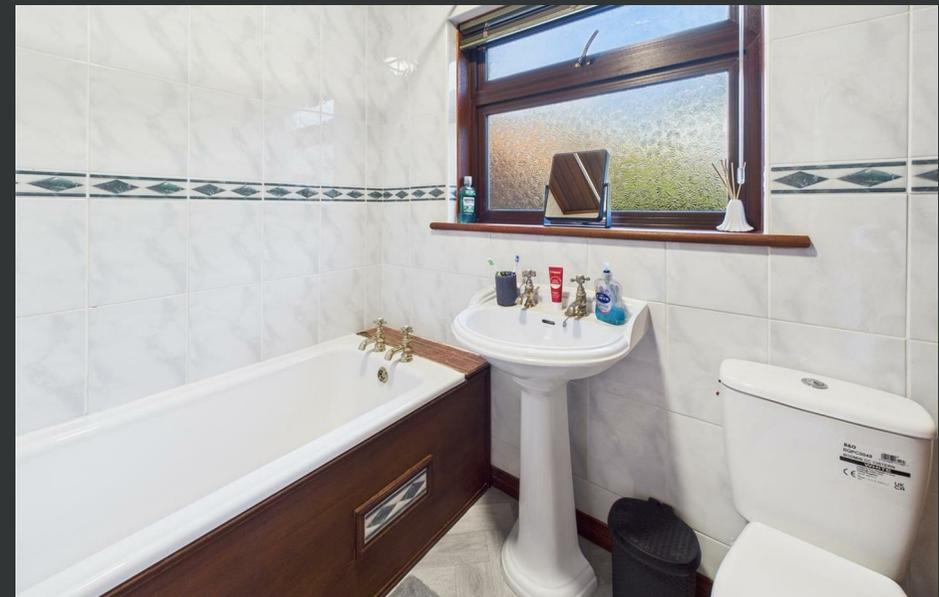
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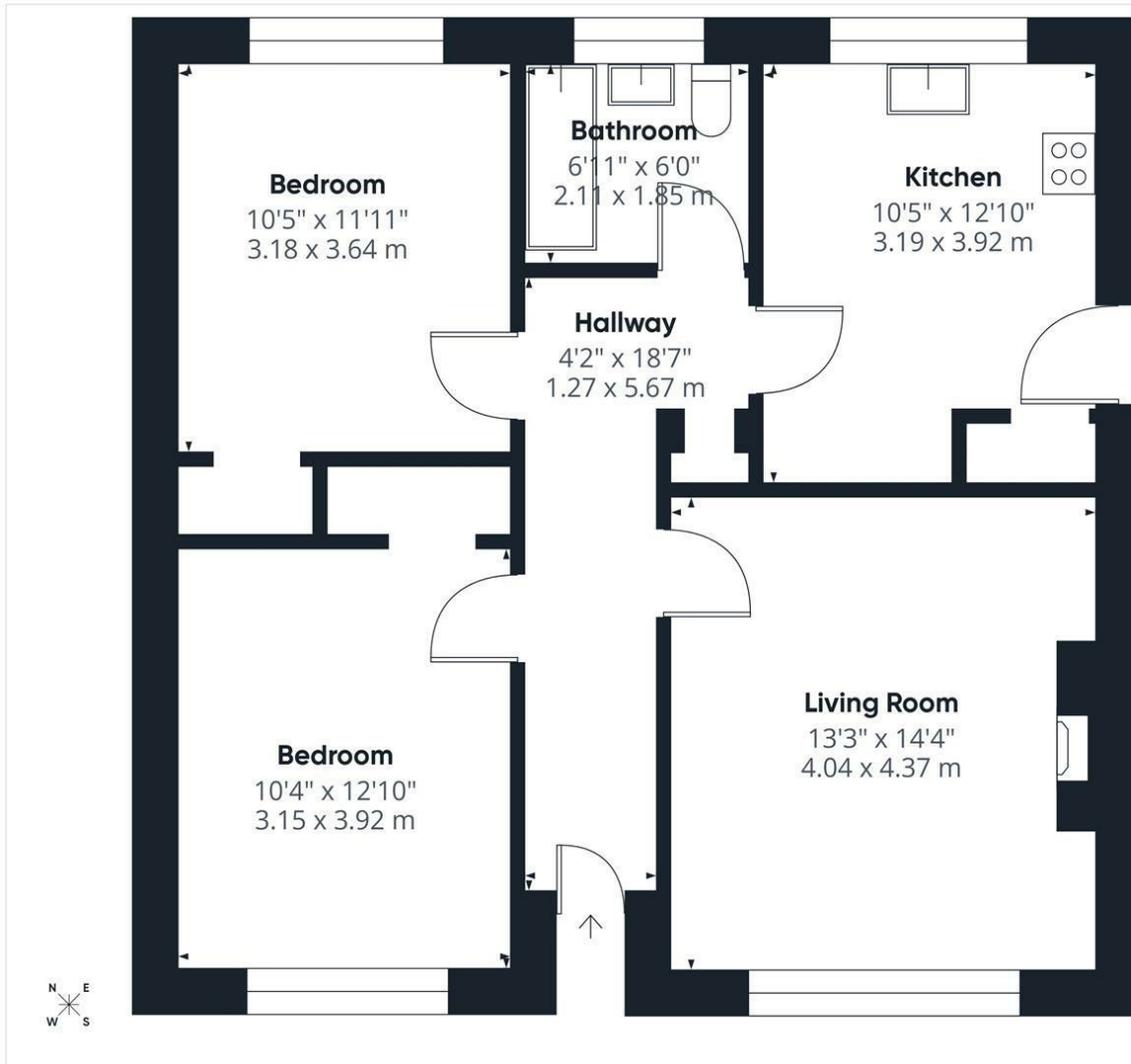


## Location

Scone is one of Perthshire's most desirable villages, known for its welcoming community, excellent amenities and beautiful surroundings. The village offers local shops, cafés, a post office, medical facilities and highly regarded primary schooling. Perth city centre is just a short drive or bus journey away, providing further shopping, dining and leisure options. Outdoor enthusiasts will appreciate nearby walks, including Scone Palace grounds and scenic countryside routes. With convenient access to the A90 and major transport links, Scone is ideal for commuters while still maintaining a peaceful village atmosphere.





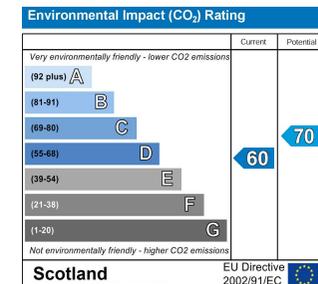
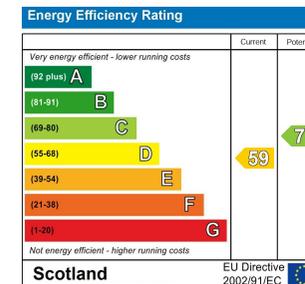
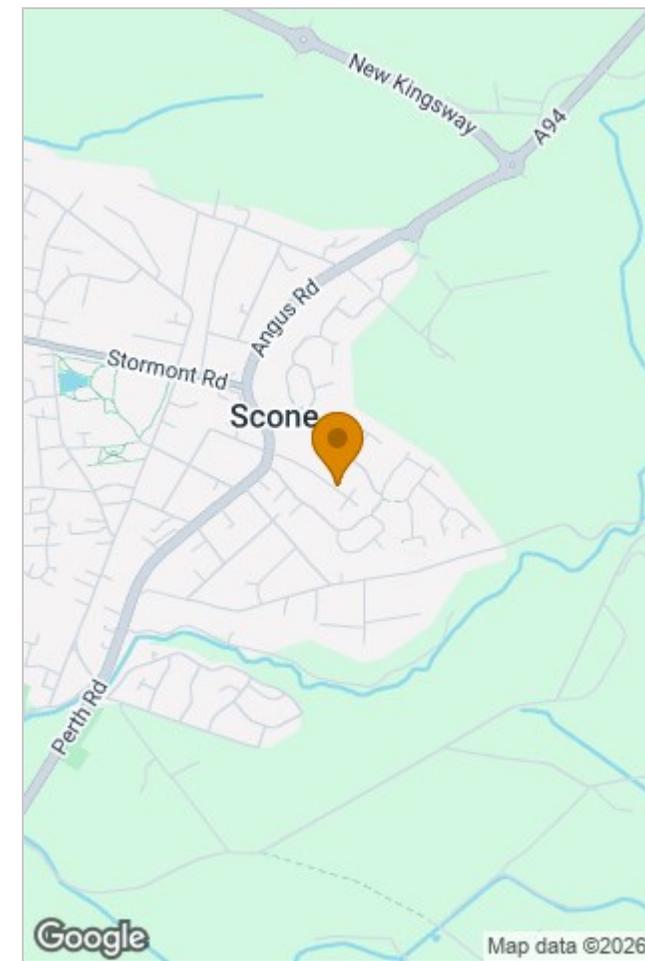


Approximate total area<sup>(1)</sup>  
732 ft<sup>2</sup>  
68 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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## 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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