



3 Balvaird Avenue, Scone, PH2 6FH
Offers over £375,000

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Offers over £375,000

- Superb five bedroom detached home
- Generous dining kitchen
- Stylish main bathroom plus en-suite
- Garage with internal access
- Large, fully enclosed rear garden
- Bright living room
- French doors to the rear garden
- Separate utility room and ground floor WC
- Driveway for multiple vehicles
- Sought-after location

Welcome to 3 Balvaird Avenue – a beautifully presented 5-bedroom detached home nestled in a sought-after development in Scone. Set across two floors and beautifully appointed throughout, this spacious home offers modern family living in a peaceful setting.

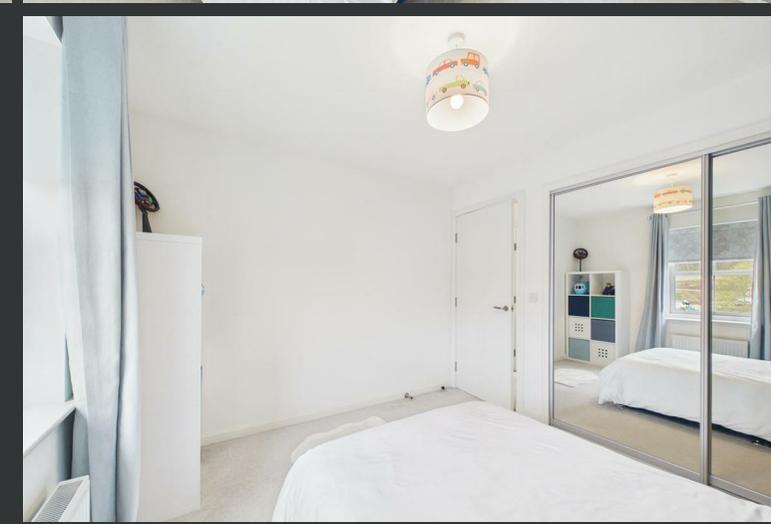
Step into the welcoming hallway which leads to a bright and elegant living room with soft neutral décor and front-facing window. To the rear, you'll find a generous open-plan kitchen and dining space finished with sleek units and quartz stone worktops, integrated appliances, and warm wood-effect flooring. French doors lead out to a large, fully enclosed rear garden complete with a pergola seating area – perfect for entertaining. A separate utility room, WC, and internal access to the garage complete the ground floor. Upstairs, five versatile bedrooms offer flexibility for families of all sizes. The main bedroom boasts an en-suite shower room, while a stylish family bathroom serves the remaining rooms. Externally, the front garden is neatly landscaped with a driveway providing ample off-street parking. The rear garden is particularly impressive in size, providing a secure and private outdoor retreat. Presented in true move-in condition, this immaculate home offers a superb balance of style, space, and functionality. Ideal for growing families or anyone seeking modern living in a well connected setting.





Location

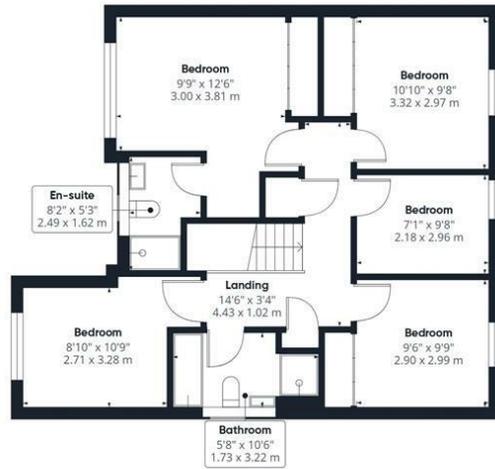
Scone is a highly sought-after village on the outskirts of Perth, known for its excellent schools, welcoming community, and stunning natural surroundings. Residents benefit from a range of local amenities including shops, cafés, a post office, and medical facilities, all within walking distance. The area is well-connected by regular bus services and easy access to the A94, making commuting to Perth and beyond a breeze. Outdoor enthusiasts will enjoy the nearby walking trails, parks, and scenic countryside. With its perfect blend of rural charm and urban convenience, Scone continues to be a firm favourite for families and professionals alike.







Ground floor



Floor 1

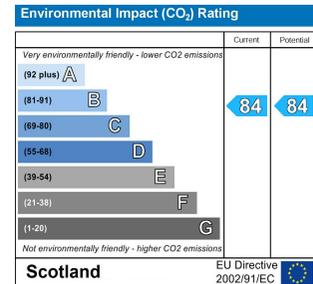
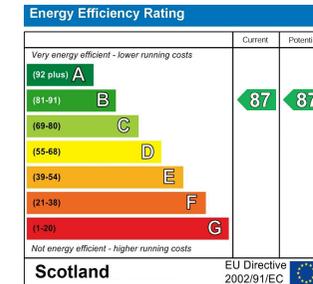
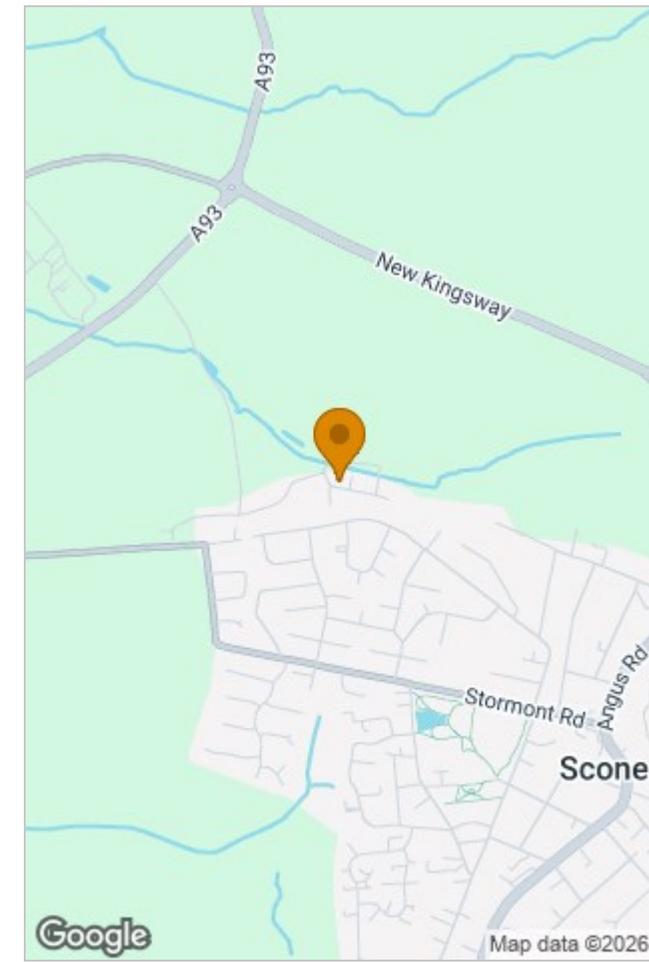


Approximate total area[®]
1570 ft²
145.8 m²

(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.