



18 Balfarmo Road, Perth, PH2 6QX
Offers over £135,000



18 Balforno Road Perth, PH2 6QX

- Spacious first-floor apartment
- Good storage space
- Dining kitchen
- Modern electric heating
- Off-street parking
- Two double bedrooms
- Bright living room
- Modern shower room
- Double glazing
- Shared garden grounds

Situated within a modern, well-maintained development in the heart of Scone, this spacious and well-presented two-bedroom first-floor apartment offers bright, comfortable living with excellent amenities close at hand.

Accessed via its own private entrance, the property opens into a welcoming hallway leading to a generous living room, where large windows flood the space with natural light, creating a bright and relaxing setting for both everyday living and entertaining. The adjoining dining kitchen is well-equipped with an excellent range of wall and base units, generous worktop space and ample room for appliances. There are two well-proportioned double bedrooms, both offering excellent floor space. A shower room completes the accommodation, featuring a large walk-in shower enclosure and contemporary fittings. Externally, the property enjoys off-street parking and access to well-maintained communal gardens, providing an attractive and low-maintenance environment. Double glazing and modern electric heating ensure comfort and efficiency throughout. Ideal for first-time buyers, downsizers or buy-to-let investors, this superb apartment combines spacious accommodation with a highly convenient location, just a short walk from Scone's excellent local amenities while remaining within easy reach of Perth city centre and major transport links.

Offers over £135,000



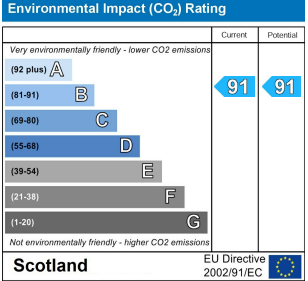
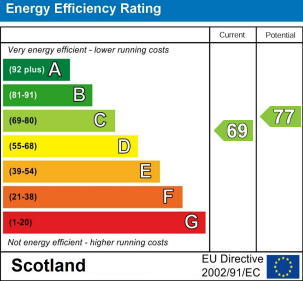
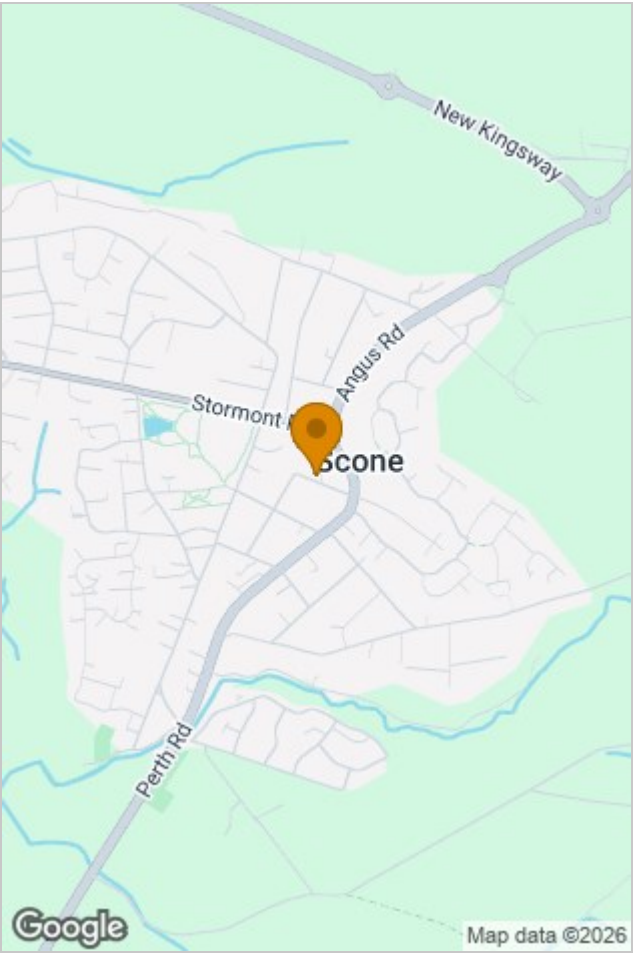


Location

Scone is one of Perthshire's most sought-after villages, offering an excellent range of local amenities including supermarkets, cafés, restaurants, independent shops, a medical centre and highly regarded primary school. The village enjoys a strong community atmosphere while providing easy access to Perth city centre, just a few minutes away by car or regular bus services. For commuters, the nearby A9 links to Dundee, Edinburgh, Glasgow and Inverness. Scone is also home to the historic Scone Palace and offers a variety of scenic walks, parks and recreational facilities, making it a popular choice for professionals, families and those looking to enjoy village living with city convenience.







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.