



## 1 Belmont Park, Perth, PH2 6TU

Offers Over £279,950



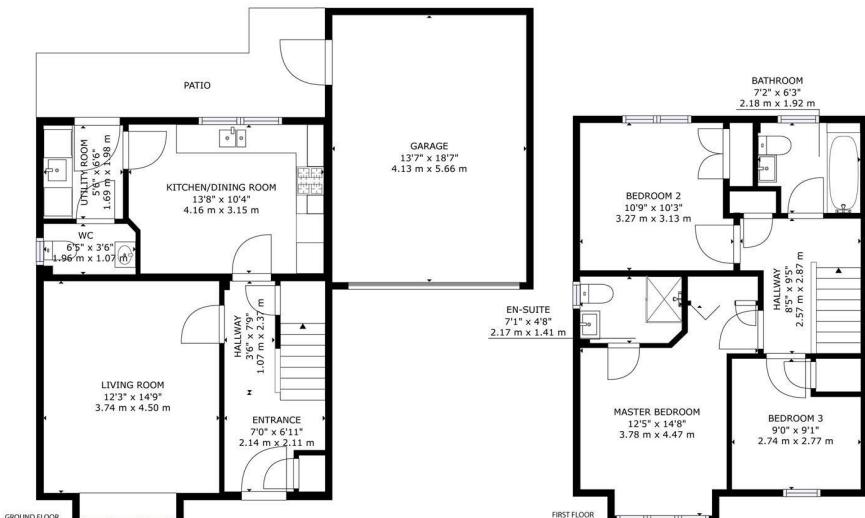
This bright and spacious home boasts a neutral décor, ample storage, and a generous lounge with bay window. The modern kitchen diner features an extensive range of wall units and integrated appliances, with plenty of space for a dining table and chairs. The property also includes three well-proportioned bedrooms, with the master benefiting from an en-suite, a convenient downstairs WC, and a family bathroom completes the accommodation.

Externally, the home offers off-street parking with a driveway and garage, which is equipped with power and lighting. The fully enclosed garden is predominantly laid to lawn, offering a peaceful outdoor space.

This particular property enjoys a convenient and private position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, bakery, restaurants, health centre, bus route, nursery, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school.

- 3 Bedrooms
- Double Glazing
- Garage
- Gas Central Heating
- Off Street Parking
- Private Garden





### 1 Belmont Park, Scone PH2 6TU

GROSS INTERNAL AREA  
FLOOR 1: 516 sq. ft, 48 m<sup>2</sup>; FLOOR 2: 513 sq. ft, 48 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 253 sq. ft, 23 m<sup>2</sup>  
TOTAL: 1029 sq. ft, 96 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	79
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	90
(81-91) B	79
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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