



82 Perth Road, Perth, PH2 6JL

Offers Over £260,000



Thoughtfully arranged across two levels, this family home comprises; Entrance vestibule & welcoming hallway, generous living room with feature fireplace and an abundance of natural light from the bay window. The modern kitchen offers plenty of storage with integrated appliances and provides access to the rear garden. The dining room with bay window & fireplace is perfect for everyday living or entertaining. The utility room, WC with unique stained glass window and garden room – ideal for relaxing after a long day completes the ground floor.

The first floor offers a bright landing, modern family bathroom with over bath shower, two sizeable double bedrooms, each with an original fireplace and a single bedroom.

An added benefit of this property is the potential to convert the attic into an additional room. Viewing is highly recommended to fully appreciate what this lovely family home has to offer.

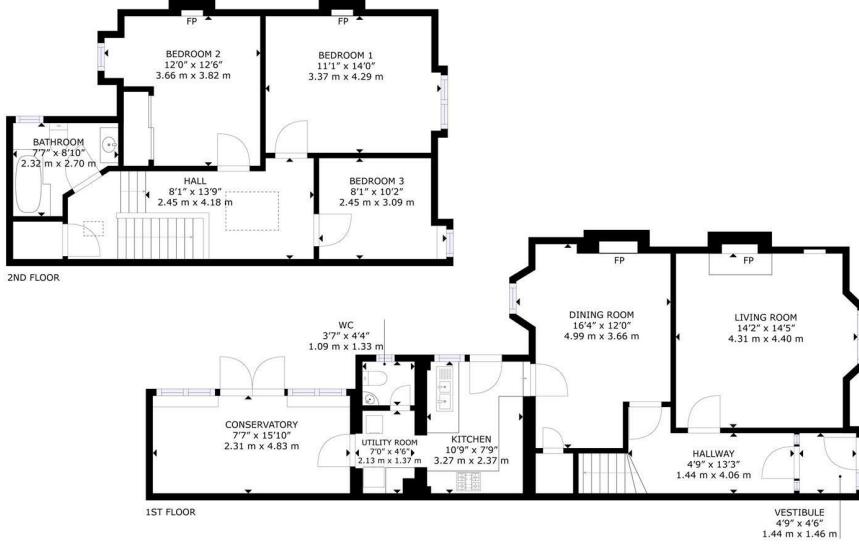
Externally this property enjoys a generous private garden to the front providing parking for numerous vehicles. The rear garden can be accessed direct from the sun room or kitchen and provides the perfect place to relax and enjoy the finer weather.

Within walking distance there are a wide range of local amenities including independent shops, doctors surgery, bars and restaurants. The Robert Douglas Memorial School with its excellent reputation, and parklands are also close by along with many woodland walks. Perth city centre, only 3 miles away offers a wider range of business, shopping and leisure facilities including the Concert Hall and an ample choice of restaurants and bars, all within pleasant walking distance. There is also a frequent bus service including the 'Park & Ride' service linking Scone to Perth and beyond. Access to the outer-ring motorway network is just a short drive away offering easy commuting to all major cities and airports.



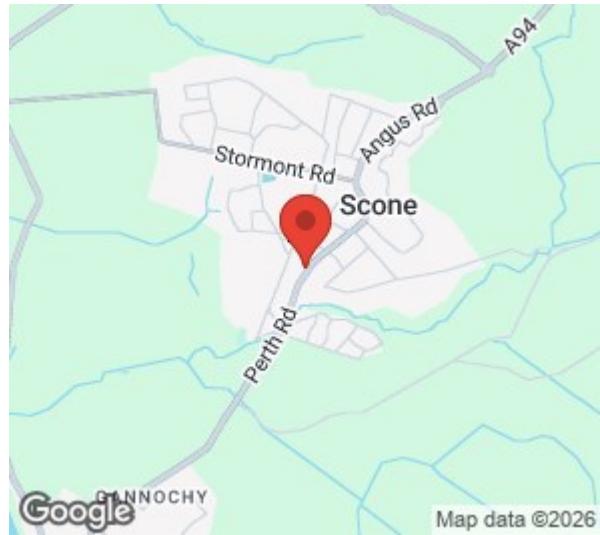
- Three Bedrooms
- Gas Central Heating
- Triple Glazing
- Village Location
- Garden
- Off Street Parking
- Sought-After Location





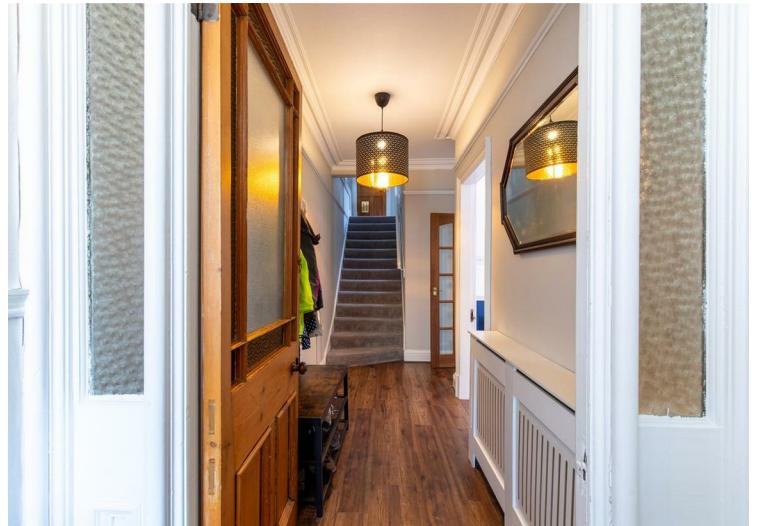
82, Perth Road, Scone, Perthshire, PH2 6JL

GEORGIAN INTERNAL AREA
1ST FLOOR: 773 sq. ft, 72 m²; 2ND FLOOR: 590 sq. ft, 55 m²
TOTAL: 1,363 sq. ft, 127 m²
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (F2 plus)	A	
(B1-B1)	B	
(B6-B0)	C	
(S5-S4)	D	
(S9-S4)	E	
(Z1-Z8)	F	
(T1-T8)	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 (F2 plus)	A	
(B1-B1)	B	
(B6-B0)	C	
(S5-S4)	D	
(S9-S4)	E	
(Z1-Z8)	F	
(T1-T8)	G	
Not environmentally friendly - higher CO ₂ 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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