



10 Netherlea, Perth, PH2 6QA

Offers Over £370,000



The bungalow is thoughtfully arranged across a single level, making it ideal for those seeking easy living. Upon entering, you are greeted by a warm and welcoming entrance hall that leads to a bright and spacious lounge/dining room, perfect for entertaining or relaxing with family. The conservatory adds an extra touch of light and space, while the fully fitted kitchen is both functional and inviting.

The accommodation includes three generously sized bedrooms, with one featuring a convenient en suite shower room, ensuring privacy and comfort. A well-appointed family bathroom serves the other two bedrooms, and excellent storage solutions are available throughout the home.

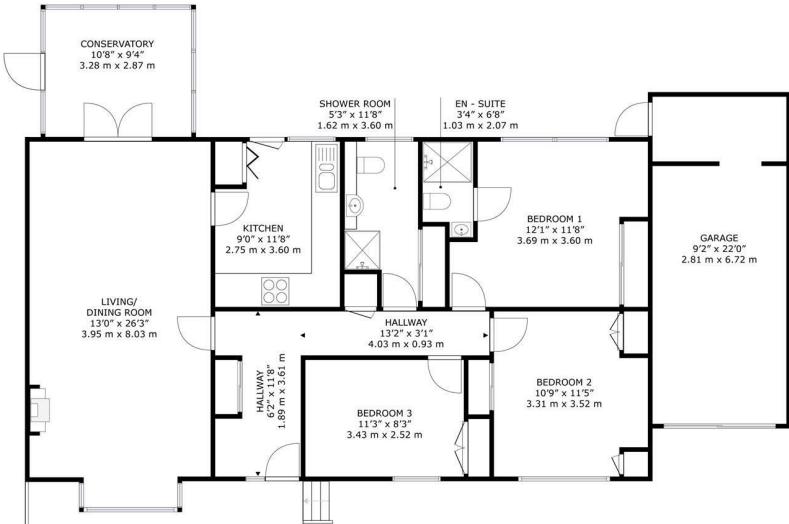
This property is equipped with gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year.

Externally, the bungalow is positioned on a quiet and secluded plot, providing a peaceful retreat. A private driveway at the front offers ample off-street parking and leads to a garage that is equipped with power, adding to the convenience of this lovely home.

To the rear, you will find a beautifully landscaped large garden, predominantly laid to lawn, which is perfect for outdoor activities, gardening, or simply enjoying the fresh air. This delightful bungalow truly offers a wonderful opportunity for comfortable living in a desirable location.

The property enjoys a peaceful setting within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, petrol station. Beautiful woodland and hill walks are available within a minute's walk of the front door including Kinnoull Hill, MacDuff's monument, or simply along the Annat Burn, making this property ideal for those who enjoy the outdoors. The local Robert Douglas Memorial Primary School and Nursery are within walking distance, and a play park is available just across the road, perfect for young children. A regular bus service provides transport to the neighbouring city of Perth.

- Three-bedroom detached bungalow
- Located in Scone
- Spacious lounge/dining room
- Bright conservatory
- Fully fitted kitchen
- En suite in master bedroom
- Gas central heating
- Double glazed windows
- Private driveway and garage
- Large landscaped garden



10, Netherlea Scone, Perth, PH2 6QA

GROUND FLOOR : 1054 sq. ft, 97.9 m², GARAGE: 203 sq. ft, 18.9 m²
 TOTAL: 1257 sq. ft, 116.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	79
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	75
(21-38) F	
(1-20) 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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