

**13 Abbey Road Scone, PH2 6LW**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS

**Offers Over £175,000**



**3 Bedroom - 1 Bathroom - Large plot**



## Charming 3-Bedroom Semi-Detached Home on Expansive Plot in Scone

Welcome to a unique opportunity in the highly sought-after locale of Scone! This charming 3-bedroom semi-detached house offers not only a comfortable living space but also a canvas of potential on an impressive, expansive plot. Perfectly situated in a peaceful neighbourhood, this older home is brimming with character and awaits your creative touch.

As you step inside, you'll be greeted by a spacious layout filled with natural light, featuring generous living areas and ample room for your family to grow. The three well-proportioned bedrooms provide plenty of space, while the common areas offer the perfect backdrop for family gatherings and entertaining friends.

One of the standout features of this property is the vast outdoor space, ideal for gardening enthusiasts, play areas for children, or even the potential for expansion.

While this home requires some upgrading, it presents an extraordinary opportunity to personalize and modernize, turning this lovely property into your dream residence. Embrace the charm of an older home while infusing it with your own style and modern amenities.

Located in the picturesque village of Scone, residents can relish in the serene atmosphere with easy access to local shops, schools, and parks. Plus, the city of Perth is just a short drive away, offering a wealth of amenities and attractions.

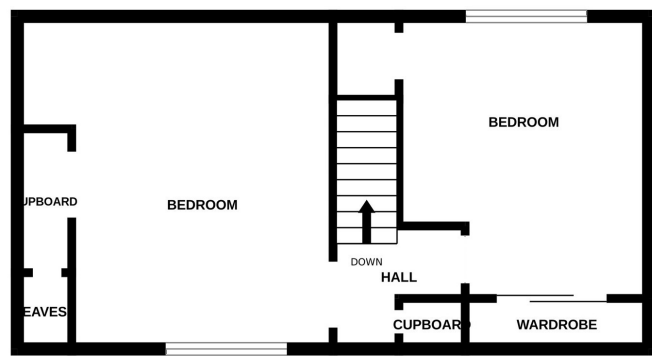
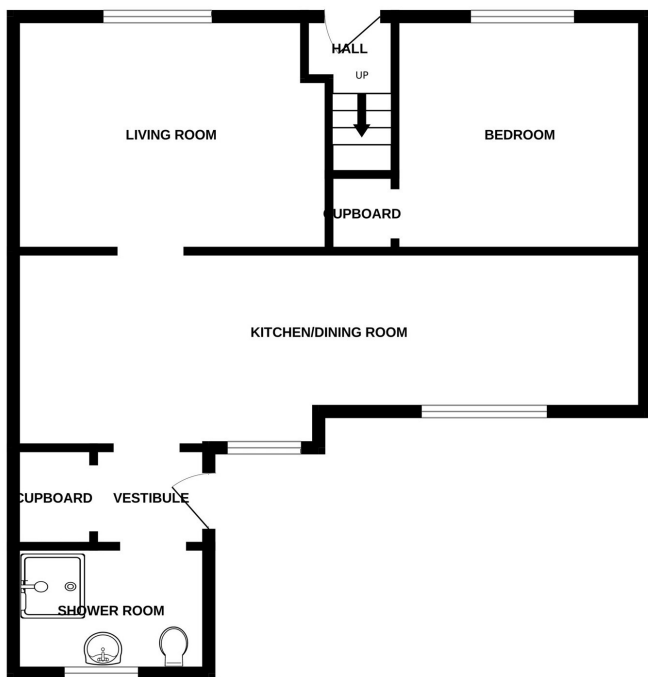
\* EPC Rating: E

\* Council Tax: Band: D

\* Local Authority: PKC







1 Charlotte Street , Perth, United Kingdom , PH1 5LP  
71 High Street, Auchterarder PH3 1BN

01738 630 350

[property@jamesonmackay.co.uk](mailto:property@jamesonmackay.co.uk)

[www.jamesonmackay.co.uk](http://www.jamesonmackay.co.uk)

Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.