

**7 Catmoor Square, Scone PH2 6NJ**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS

**Offers Over £165,000**



**2 Bedroom - 1 Bathroom - 1 Living Room**



This delightful mid-terraced property offers comfortable living in the heart of Scone. Featuring two spacious bedrooms and a modern bathroom, the house provides an ideal home for couples or small families. The living areas are bright and welcoming, with a cosy lounge perfect for relaxing or entertaining guests. The kitchen is well-equipped and offers access to a private rear garden, an excellent outdoor space for outdoor dining, gardening, or leisure.

Situated in a convenient location, the property is close to local amenities, schools, and transport links, making daily life both easy and enjoyable. The rear garden provides a lovely outdoor retreat, perfect for enjoying the Scottish countryside climate. With its charming appeal and practical layout, this property is an excellent opportunity to own a comfortable home in Scone.

#### Room Measurements

Kitchen – 2.98 x 3.28

Entrance – 4.09 x 2.37

Lounge – 3.12 x 7.18

Bathroom – 1.88 x 1.79

Bedroom 2 – 4.21 x 2.97

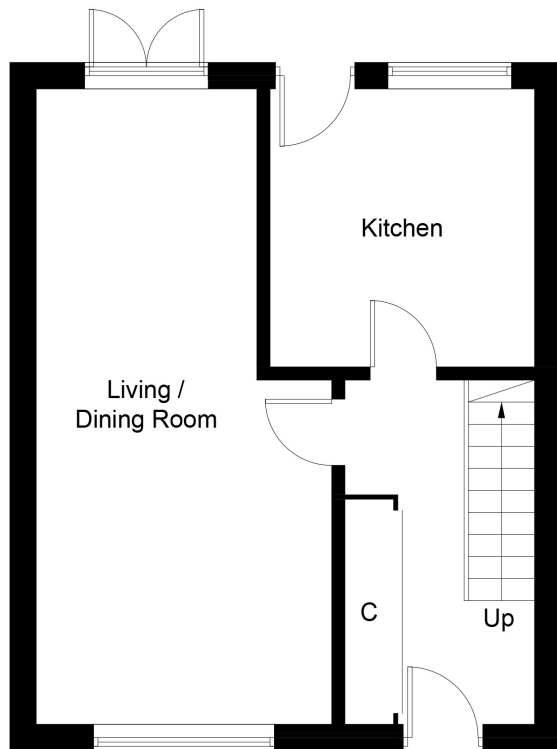
Bedroom 1 – 2.87 x 4.92

\* EPC Rating: C

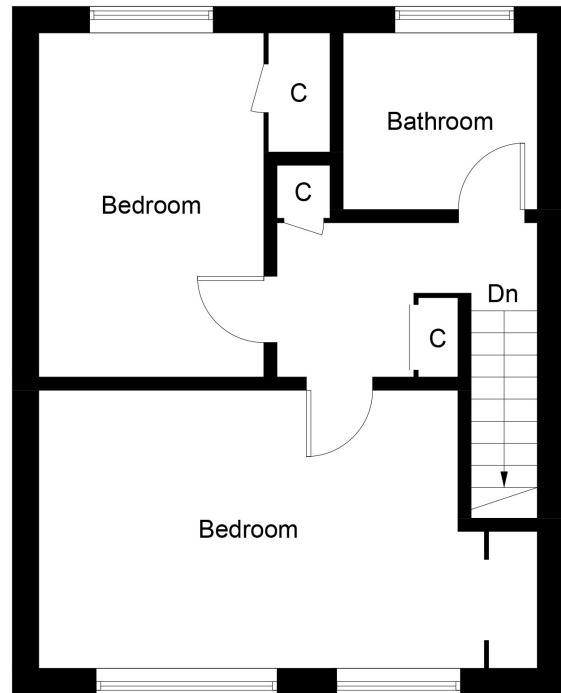
\* Council Tax: Band: C

\* Local Authority: PKC





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1265022)

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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.