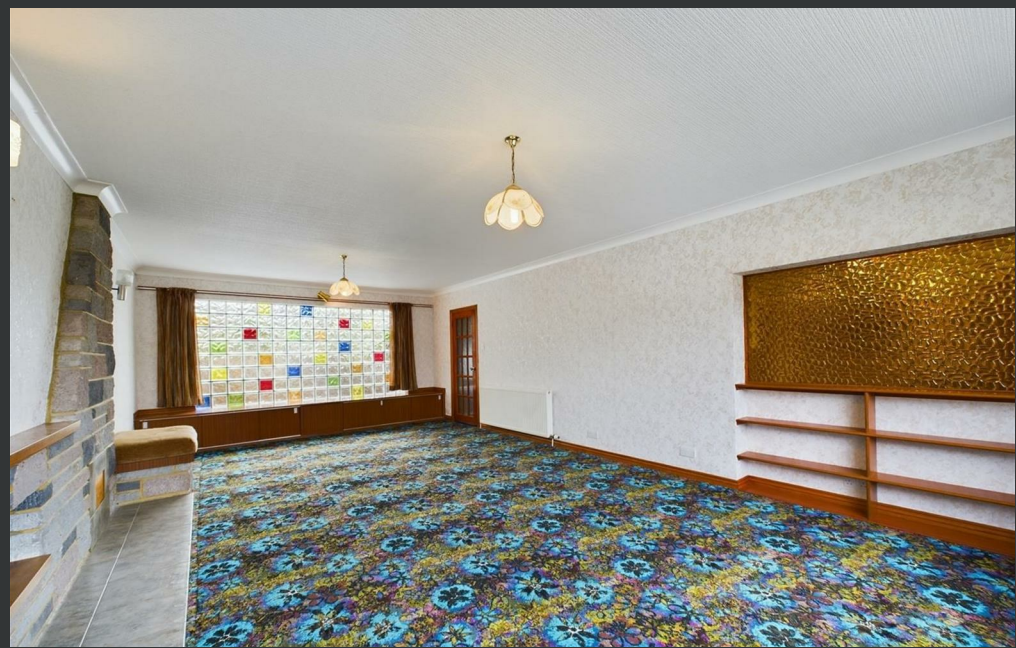




37 Lynedoch Road, Scone, PH2 6RJ
Offers over £267,500

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37 Lynedoch Road Scone, PH2 6RJ

- Generous detached villa
- Large living room
- Gas central heating
- Good storage space
- Very private rear garden
- 4 bedrooms
- Dining kitchen
- Wealth of parking & garage
- Modernisation required
- Sought-after street

This versatile 4 bedroom detached villa enjoys a quiet position on a very desirable street within the sought-after village of Scone. Conveniently located within easy reach of the various amenities and schooling with the village, the property boasts generous living space and would benefit from some modernisation. It also features gas central heating, a wealth of off-street parking, good storage space and generous garden grounds.

On the ground floor there is an entrance vestibule, a central hallway, a large dual-aspect living room, a sitting room/bedroom, dining kitchen, rear hallway, cloakroom WC, a sunroom and a rear porch. On the first floor there is a generous bathroom and three bedrooms all with built-in storage space. To the front of the property there is a large driveway which also leads to a garage, an area of lawn and colourful planted borders. The garden to the rear is very private and features some seating areas, an area of lawn, greenhouse and a raised flowerbed.

Offers over £267,500



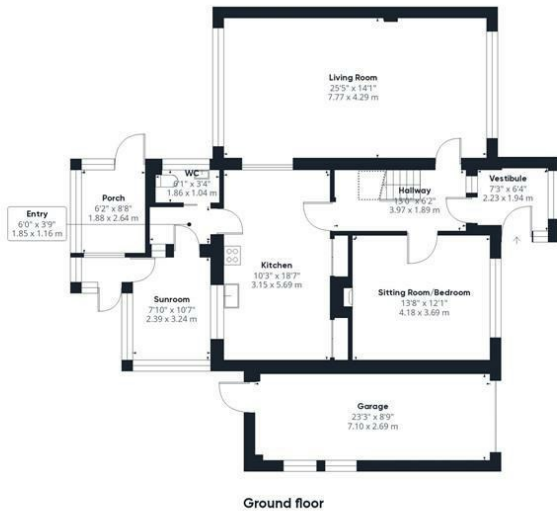


Location

This property enjoys a convenient and very private position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, butchers, restaurants, country pub, health centre, bus route, vet, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school and nursery is within walking distance. Scone Park-and-ride can also be found nearby. Travel links give easy access to Perth and a number of additional services, shops and amenities.







Ground floor



Floor 1



Approximate total area^m

1908.3 ft²
177.29 m²

Reduced headroom

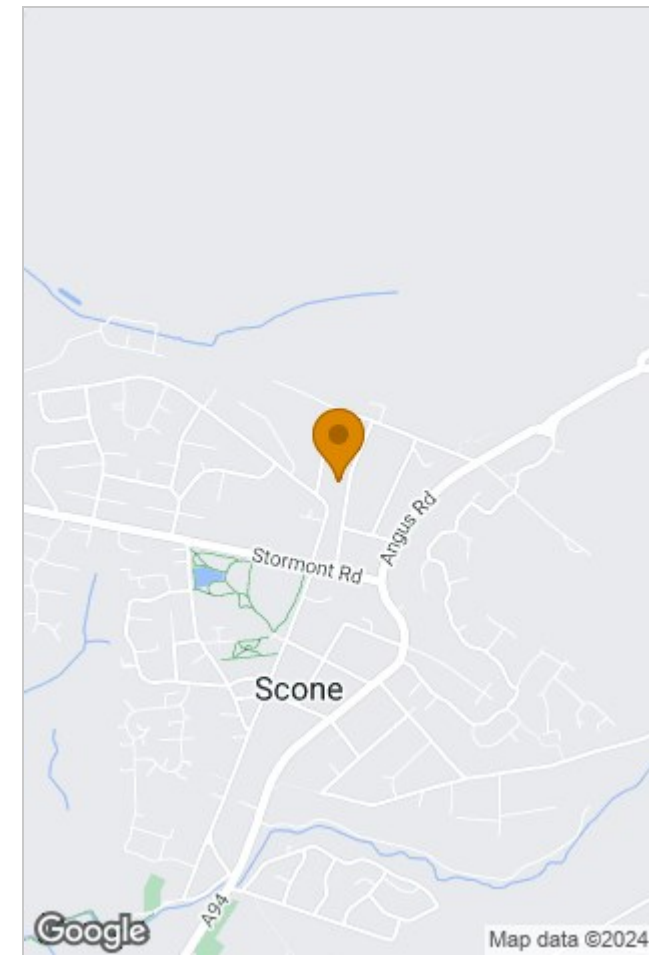
49.42 ft²
4.59 m²

(1) Excluding balconies and terraces.

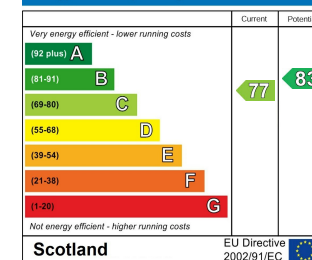
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

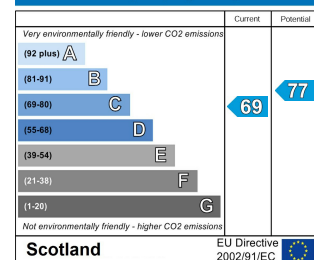
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

