



48 Perth Road, Perth, PH2 6JL  
Offers over £110,000

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## 48 Perth Road Perth, PH2 6JL

- First floor flat
- Deceptively spacious
- Double glazing
- Sought-after village location
- Two bedrooms
- Gas central heating
- Large open-plan lounge/kitchen/dining
- Easy access to travel links

Welcome to this attractive first floor flat located in the sought-after village of Scone. This delightful home boasts deceptively spacious accommodation with a large open-plan living room/dining/kitchen, two bedrooms, and a well-appointed bathroom.

Upon entering, you will be greeted by plenty of natural light that fills the rooms, creating a warm and inviting atmosphere. The property features gas central heating and double glazing, ensuring comfort and energy efficiency all year round. Situated in the heart of Scone, this property offers easy access to a variety of amenities including shops, restaurants, and cafes. For those who enjoy travelling, the property is conveniently located near travel links, making commuting a breeze.

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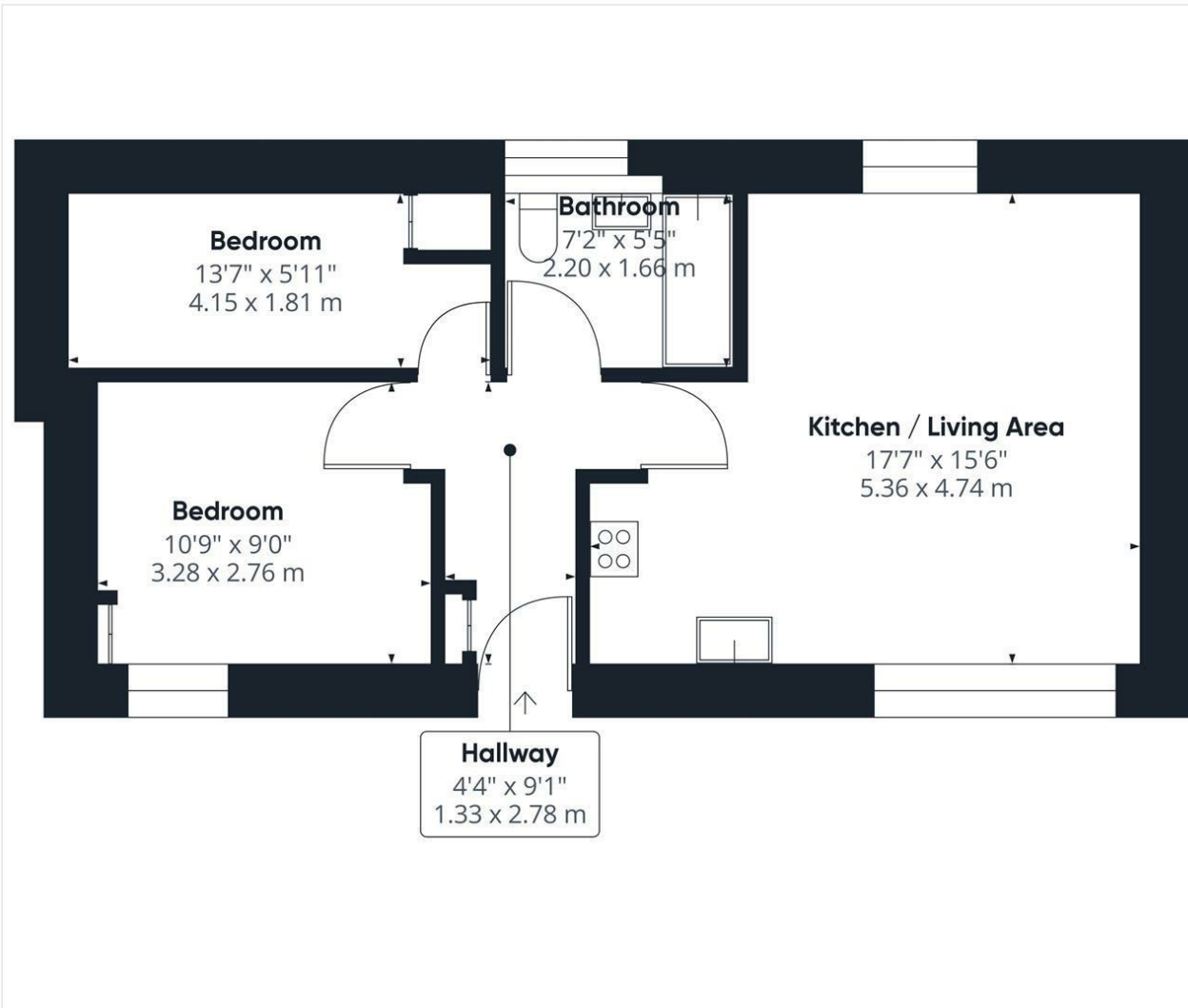


## Location

This property enjoys a convenient 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.





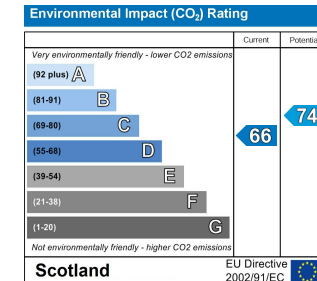
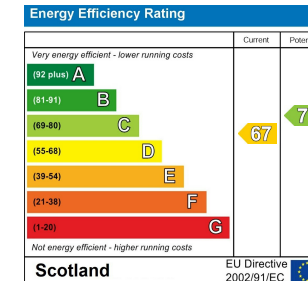
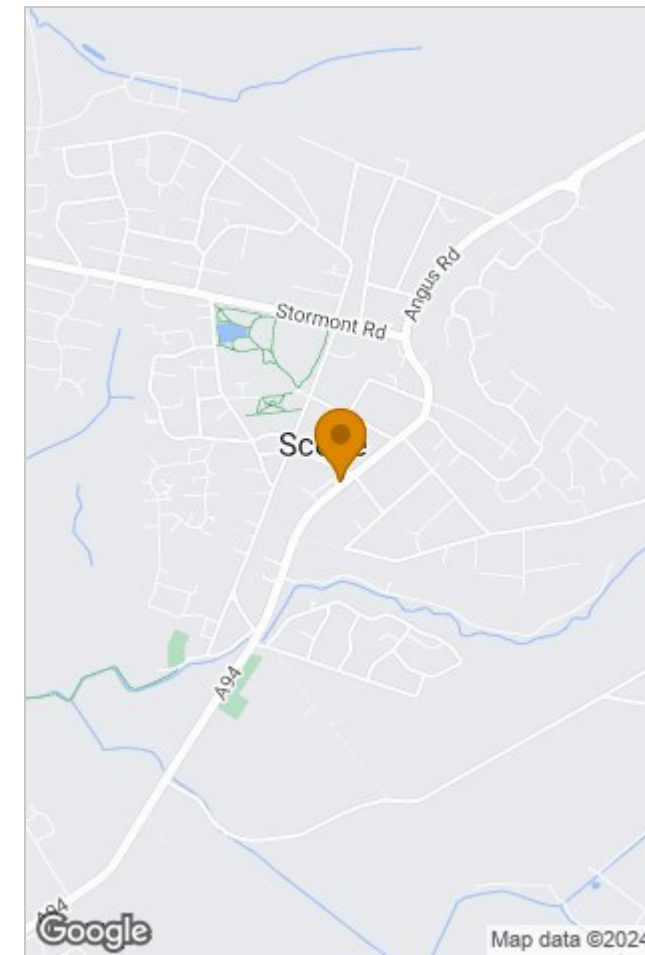


Approximate total area<sup>(1)</sup>  
499.66 ft<sup>2</sup>  
46.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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## 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.

