



7 Balvaird Avenue, Scone, PH2 6FH
Offers over £435,000

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7 Balvaird Avenue Scone, PH2 6FH

- Stunning detached four-bedroom home
- Spacious dual-aspect living room
- Beautifully landscaped gardens
- Stylish gallery landing & family bathroom
- Double garage and driveway
- Prime cul-de-sac location in Scone
- Contemporary dining kitchen
- Gas central heating & double glazing
- Excellent storage space
- Immaculately presented throughout

Welcome to 7 Balvaird Avenue – a truly exceptional home, immaculately presented and nestled within a highly desirable and rarely available cul-de-sac in the ever-popular village of Scone. Built to an exceptional standard by highly regarded local builders A&J Stephen, this modern, energy efficient four-bedroom detached villa offers both luxury and comfort in equal measure and boasts generous proportions throughout.

The bright and spacious living room is flooded with natural light thanks to its dual-aspect windows, offering a perfect space to relax and unwind. The heart of the home is the impressive dining kitchen, which benefits from sleek cabinetry, integrated appliances, Karndean flooring, and French doors leading out to the beautifully landscaped rear garden – ideal for entertaining. The ground floor also features two double bedrooms, a modern WC, and a practical utility room providing additional access to the rear garden. Upstairs, you'll find a stunning gallery landing illuminated by Velux windows, two further large double bedrooms – including the principal with en-suite – and a stylish family bathroom, both bathrooms have Porcelanosa tiles and Velux windows which flood the rooms with light. Externally, the property boasts a generous driveway leading to a double garage with electric door. The property sits within an extensive corner plot with a notably West facing private rear garden featuring lawn, an array of decorative planting and lovely seating areas. This stylish home combines elegance, practicality and peace in a charming setting, just moments from excellent schools, amenities, and scenic countryside walks. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

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Location

Within beautiful countryside close to Perth, situated in the sought-after village of Scone, 7 Balvaird Avenue enjoys a peaceful cul-de-sac position while offering easy access to all local amenities. The village boasts a range of shops including Tesco Express and petrol garage, cafés, GP surgery, reputable primary schooling, and scenic walks including Scone Palace grounds and surrounding countryside. Perth is just a short drive or bus ride away, providing further amenities, excellent secondary schools and rail services. The newly opened Destiny Bridge provides commuters with quick access to motorway links (M9 & A9) for easy access to Stirling, Edinburgh, Glasgow and Inverness. Inveralmond is now less than 10 minutes away, where residents have access to everyday needs including M&S, Tesco and Aldi. This location offers the perfect blend of village charm and city convenience – ideal for families, commuters, and anyone looking to enjoy a high quality of life in a picturesque setting.





Approximate total area⁽¹⁾1809.4 ft²168.1 m²

Reduced headroom

26.66 ft²2.48 m²

(1) Excluding balconies and terraces

Reduced headroom

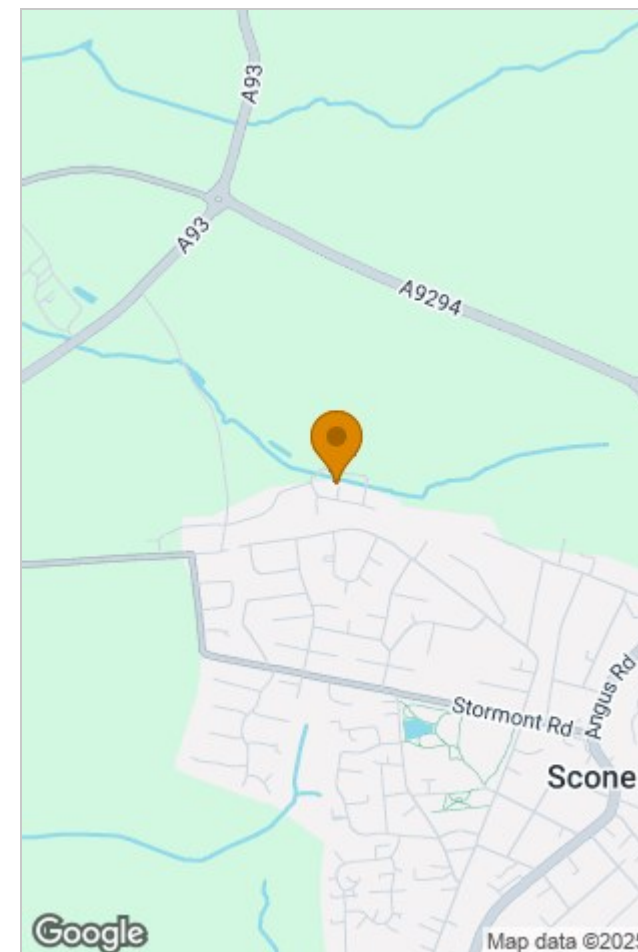
..... Below 5 ft/1.5 m

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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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		87	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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

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