



2 Scones of Lethendy, Perth, PH2 6AB Offers Over £235,000



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Guildtown is a lovely little village with its own primary school, around four miles from Scone, making the area ideal for those working in Perth but seeking a slightly more rural lifestyle. The property will be ideal for everyone from first-time buyers and downsizing couples to growing families looking for a quieter pace of life but with quick and easy access to the city of Perth.

Set within the countryside and in move-in condition, the accommodation is split over two levels and offers bright & spacious accommodation as follows:

Welcoming entrance vestibule, hallway, lounge, open plan kitchen/dining room, toilet and rear vestibule.

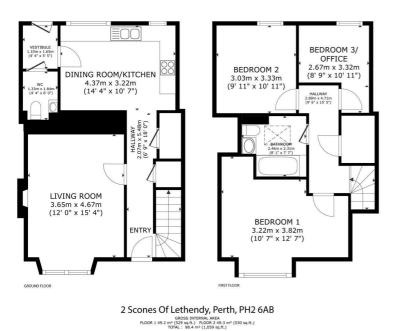
First Floor: landing, three bedrooms and bathroom with WC.

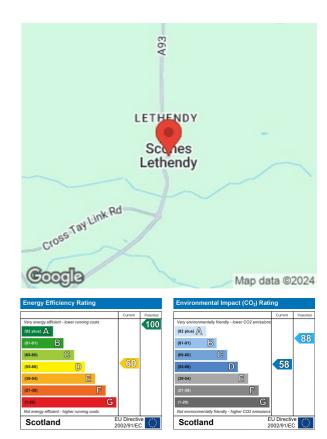
Heating is provided by electric panel heaters, the property benefits from new double glazing throughout.

Access to the property is via a shared, private road. To the front of the property there is a gravelled driveway providing parking for a number of cars.

To the rear is an enclosed garden featuring an area of lawn with stunning views of the surrounding countryside, offering a lovely space for relaxing during the summer months. There is also a timber cabin located in the garden, along with space for a hot tub. The cabin provides the perfect space for use a home gym, garden room or office.

- Three Bedrooms
- Double Glazing
- Electric Heating
- Private Garden
- Semi-Rural Location
- Close To Local Amenities













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