



**Premier
Properties**
Perth



34 Murrayshall Road, Perth, PH2 6QP

Offers Over £499,950



The modern and immaculately presented accommodation includes a welcoming entrance hall, sitting room/bedroom 5, and an open-plan kitchen/dining area with integrated Siemens appliances, such as a double oven, hob and extractor fan, dishwasher, wine cooler, and a freestanding American fridge/freezer. The dining area provides the ideal space for hosting guests, with sliding patio doors opening onto a decked area. The spacious living room, which is truly the heart of the home, features large windows that flood the room with natural light, creating a bright and welcoming atmosphere. Completing the ground floor is a utility room and a convenient guest W.C.

Upstairs, there are four generously sized bedrooms, two of which are ensuite, with fitted wardrobes and an abundance of natural light. The master suite offers an ensuite bathroom, fully tiled with luxury fixtures, along with a walk-in wardrobe and Juliet glass balcony. The upper floor also includes three further double bedrooms, one of which has its own ensuite, and a striking family bathroom, complete with floor-to-ceiling tiling, a freestanding bath, separate shower, and a stylish vanity unit.

Heating is offered via under floor heating to the new extension of the ground floor and gas central heating to the upper level.

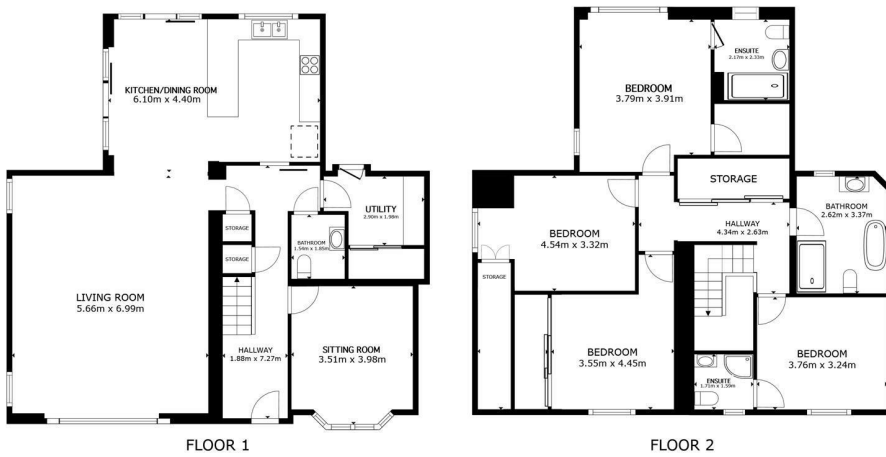
Externally, the property is set on a fantastic-sized corner plot with a South West-facing aspect, featuring a fully landscaped and enclosed private garden, mostly laid to lawn, with a composite decked area perfect for the summer months. Parking is provided by a driveway with space for several vehicles.

Location

The property enjoys a peaceful setting within the popular village of Scone. Local amenities including a supermarket, petrol station, and more are within easy reach. For outdoor enthusiasts, beautiful woodland and hill walks, such as Kinnoull Hill, MacDuff's Monument, or along the Annaty Burn, are just a minute's walk away. The local Robert Douglas Memorial Primary School and Nursery are within walking distance. The area is also served by a regular bus service to the neighboring city of Perth.


This stunning home is a must-see for those seeking a modern, high-quality property in a prime location.


- One of a kind 4/5 bedroom home
- Fully renovated and extended
- Sought after location
- Dekton kitchen worktops
- Porcelanosa fully tiled bathrooms
- Solid oak herringbone flooring
- Partial underfloor heating
- South west-facing aspect



GROSS INTERNAL AREA
FLOOR 1 109.0 m² FLOOR 2 107.0 m²
TOTAL : 216.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F		39	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

Matterport



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