



**Premier
Properties**
Perth



25 Myrtle Road, Perth, PH2 6QY

Offers Over £260,000

 3  2  2  D

This delightful property features spacious accommodation throughout, including a welcoming entrance hall, generously sized living room with a feature fireplace, along with a second lounge/dining room. There is a modern kitchen with breakfast bar and built in appliances. The ground level also offers a family shower room and two comfortable bedrooms, one with a staircase providing access to the converted third bedroom and WC, making it the perfect home for relaxation and entertaining.

Gas central heating and double glazing provide warmth throughout.

Myrtle Road benefits from a mono block driveway accommodating multiple vehicles, leading to the single, detached garage. The front garden is adorned with trees and shrubs, while the rear garden provides a private retreat with a lawn and patio area, ideal for enjoying the warmer months. This property offers the perfect family living space, making viewing highly recommended.

In addition, there is an enclosed plot of land adjacent to the property which offers further parking.

The highly desirable village of Scone offers various local services and amenities which can be found nearby including a supermarket, restaurants and pubs, health centre, the highly regarded Robert Douglas Memorial primary school, and a regular bus route into Perth.

- 3 Bedrooms
- Double Glazing
- Driveway
- Gas Central Heating
- Village Location

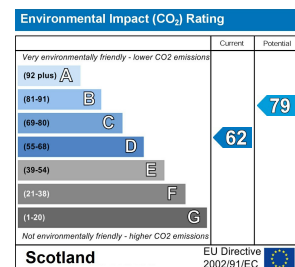
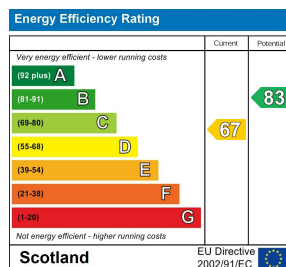




25 Myrtle Road, Scone, PH2 6QY

Total Area: 129.7 m² ... 1396 ft²

All measurements are approximate and for display purposes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk