



**Premier  
Properties**  
Perth



## 98 Perth Road, Perth, PH2 6JL

### Offers Over £375,000



Set over two well-appointed levels, the property welcomes you with a spacious entrance hall that leads to a bright and airy living room, a versatile family room, and a stylish open-plan kitchen/dining area complete with integrated appliances and a convenient breakfast bar. A separate utility room and a modern W.C. complete the ground floor layout, ensuring functionality without compromising on style.

Upstairs, you'll find four generously proportioned bedrooms, including a master with en-suite facilities, alongside a contemporary family bathroom.

The home benefits from gas central heating and double glazing throughout, providing year-round comfort and efficiency.

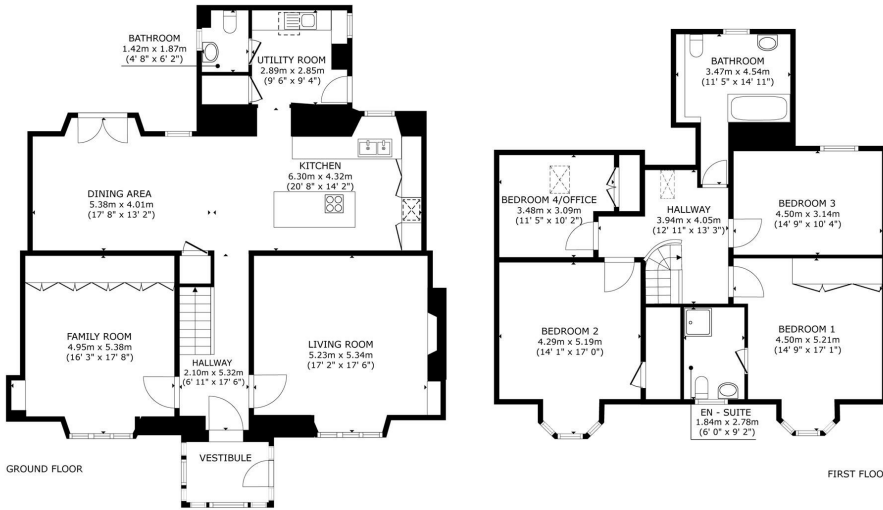
Externally, the property boasts a private driveway offering off-street parking for multiple vehicles and access to a garage. The generous rear garden is mainly laid to lawn — a safe and spacious area perfect for children, pets, or outdoor entertaining.

The property enjoys a peaceful setting within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, petrol station. Beautiful woodland and hill walks are available within a minute's walk of the front door including Kinnoull Hill, MacDuff's monument, or simply along the Annaty Burn, making this property ideal for those who enjoy the outdoors. The local Robert Douglas Memorial Primary School and Nursery are within walking distance, and a play park is available just across the road, perfect for young children. A regular bus service provides transport to the neighbouring city of Perth.

This is a wonderful opportunity to secure a spacious and stylish family home in one of Perth's most sought-after residential areas.

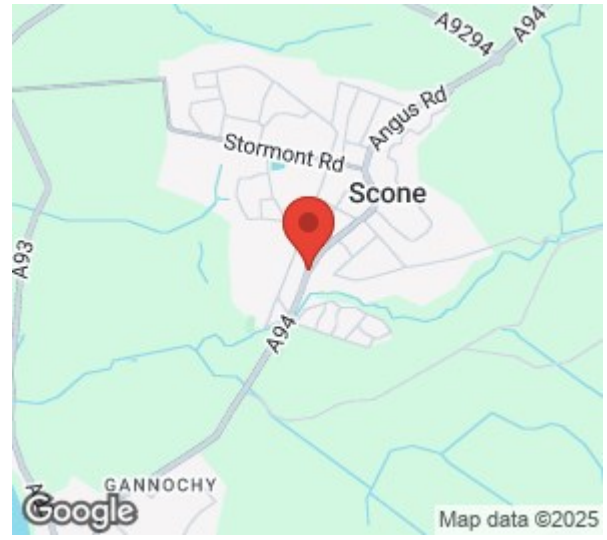
- 4 spacious bedrooms
- Located in charming Scone
- Close to local amenities
- Easy access to transport links
- Ideal family home
- Viewing highly recommended
- Ample living space
- Beautifully presented throughout





## 98 Perth Road, Scone, PH2 6JL

GROSS INTERNAL AREA  
FLOOR 1: 125.6 m<sup>2</sup> (1,351 sq.ft.) FLOOR 2: 100.1 m<sup>2</sup> (1,077 sq.ft.)  
TOTAL: 225.6 m<sup>2</sup> (2,428 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		59	67
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		60	66
EU Directive 2002/91/EC			



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