



**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.

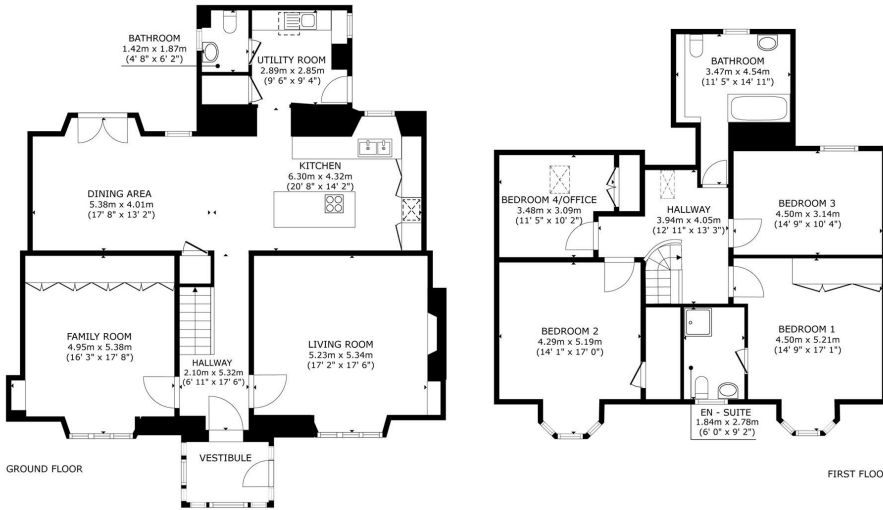
The home benefits from gas central heating and double glazing throughout, providing year-round comfort and efficiency.

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.

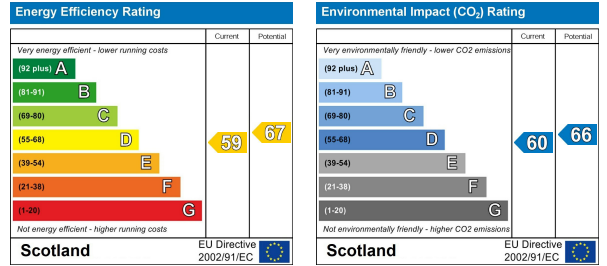
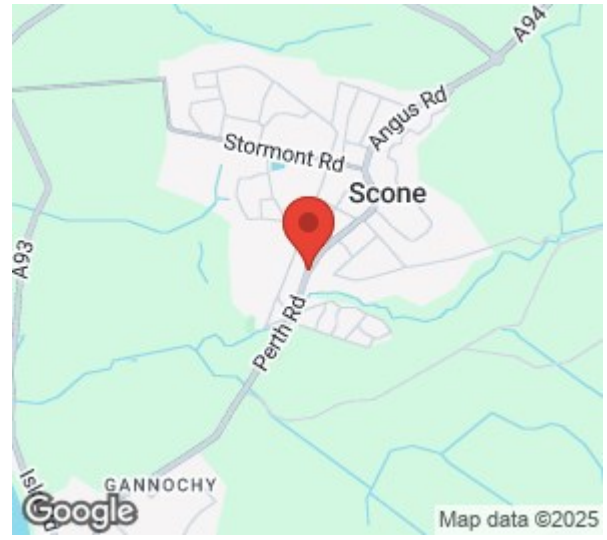
This is a wonderful opportunity to secure a spacious and stylish family home in one of Perth's most sought-after residential areas.

- 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 m² (1,351 sq.ft.) FLOOR 2: 100.1 m² (1,077 sq.ft.)
TOTAL: 225.6 m² (2,428 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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45 King Street, Perth, PH2 8JB

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

www.premierpropertiesperth.co.uk