



**Premier  
Properties**  
Perth



## 4 Austen Way, Scone, PH2 6FG Offers Over £350,000

 2  2  1  B

Upon entering the property, there is a welcoming reception room that provides warmth and style, perfect for both relaxation and entertaining guests. The layout of the bungalow is thoughtfully designed, ensuring a seamless flow between the living spaces, which enhances the overall sense of comfort and convenience.

The modern kitchen is equipped with all the necessary amenities, providing an excellent space for those who love to cook. The bedrooms are generously sized, offering ample storage and one further benefiting from an ensuite shower room. The family bathroom is fitted with modern fixtures.

The exterior of the bungalow is equally appealing, with a well-maintained garden that offers a tranquil outdoor space for enjoying the fresh air. The garden room & summer house (Gillies & Mackay) is included within the sale. The garden room has double glazing and is insulated along with the added benefit of power and light. The location in Scone benefits from its easy access to all local amenities, parks, schooling and transport links.

Warmth is provided by Gas central heating and Double glazing.

Whites goods & light fittings are included in the sale of this property.

- 2 Bedrooms
- Spacious reception room
- Close to local amenities
- Easy access to Perth
- Viewing recommended
- Beautiful modern design
- Perfect for downsizing





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



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