

Simple Approach



87 Perth Road, Perth  
PH2 6JL

Offers over £169,950

Simple Approach are excited to welcome this detached bungalow on Perth Road, Scone to the residential market. Located within the peaceful village of Scone, this property could not be better situated to take advantage of all local amenities found close by along with being just a short distance away from Perth City Centre. This lovely family home comprises; a bright and spacious lounge with front facing windows, two bedrooms, one single and one double with fitted storage, a family dining room, shower room and a sizable kitchen with ample counter and storage space. This property comes to the market in good condition throughout and enjoys modern sought after features such as gas central heating, a mix of triple and double glazing and a large private rear garden. Viewing is essential to appreciate the overall space and excellent location on offer here at Perth Road.

**Bedroom**

14'8" x 9'4" (4.49 x 2.86)

12'9" x 7'11" (3.89 x 2.42)

**Entrance Hallway**

6'3" x 3'6" (1.93 x 1.07)

**Dining Room**

10'0" x 14'7" (3.05 x 4.47)

**Bedroom/Box**

6'3" x 10'10" (1.92 x 3.32)

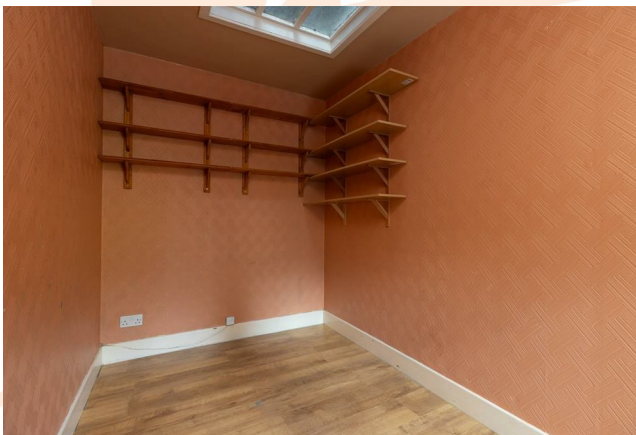
**Lounge**

15'10" x 11'1" (4.83 x 3.39)

**Bathroom**

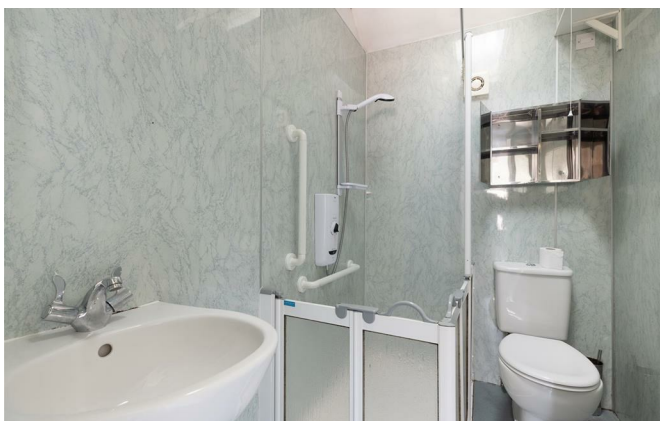
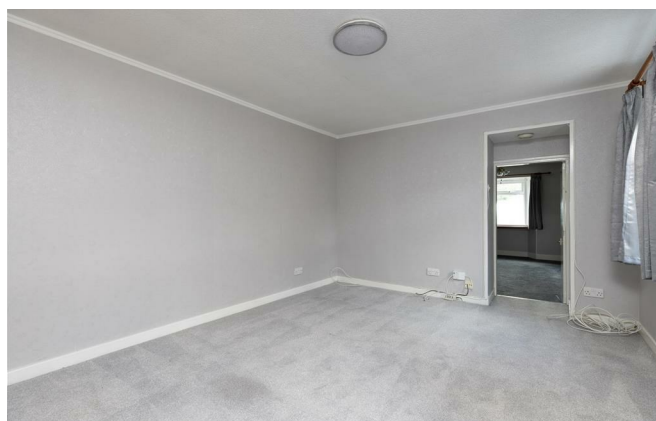
7'0" x 4'8" (2.14 x 1.44)

**Kitchen**





- Detached Bungalow
- Family Dining Room
- Close To All Local Amenities
- Two Bedrooms, One Double With Fitted Storage and One Single Room
- Large Rear Garden
- \*15k BELOW HOME REPORT VALUE\*
- Gas Central Heating And Double/Triple Glazing
- Sought After Scone Location



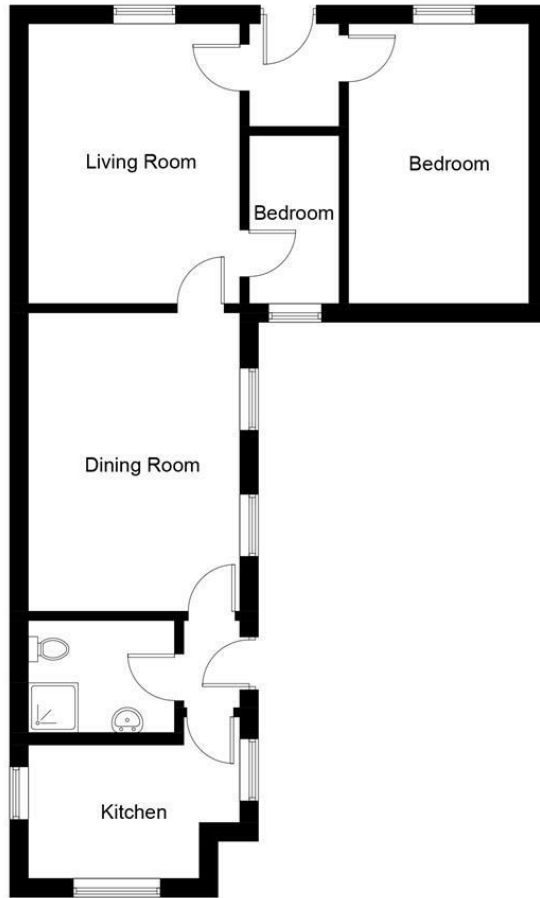
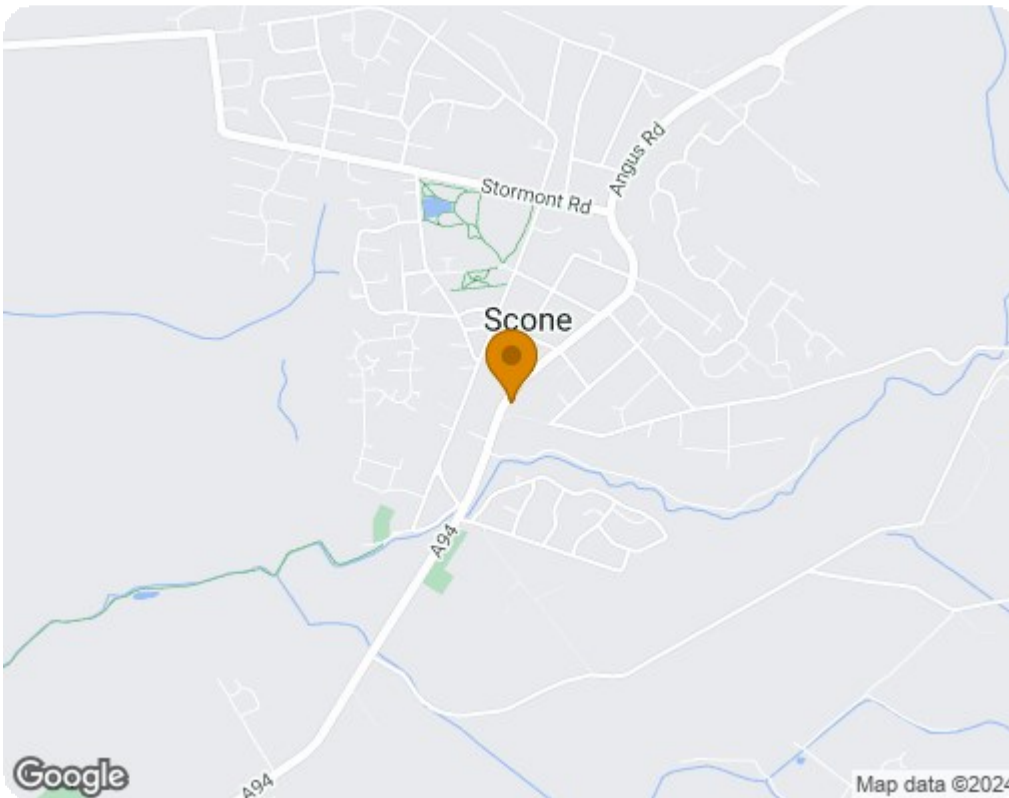


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID988853)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC