

Simple Approach



**Spoutswell Cottage Highfield Road, Perth
Perthshire PH2 6RN**

Offers over £199,000

Simple Approach are pleased to welcome this charming detached cottage on Highfield Road, Scone to the Perthshire 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 home comprises; a bright front facing lounge, good sized kitchen, two generous bedrooms and a bathroom. This property comes to the market in good condition throughout and enjoys modern sought after features such as electric heating, double glazing along with enjoying a substantial private rear garden and parking out the front of the property. Viewing is essential to appreciate the overall space, excellent location and charming house on offer here at Spoutswell Cottage.

Lounge

11'3" x 14'6" (3.43 x 4.42)

Kitchen

5'6" x 13'9" (1.68 x 4.21)

Utility

5'5" x 4'7" (1.67 x 1.40)

Bathroom

Entrance Hallway

10'2" x 3'7" (3.11 x 1.10)

Bedroom

11'4" x 14'2" (3.47 x 4.34)

Bedroom

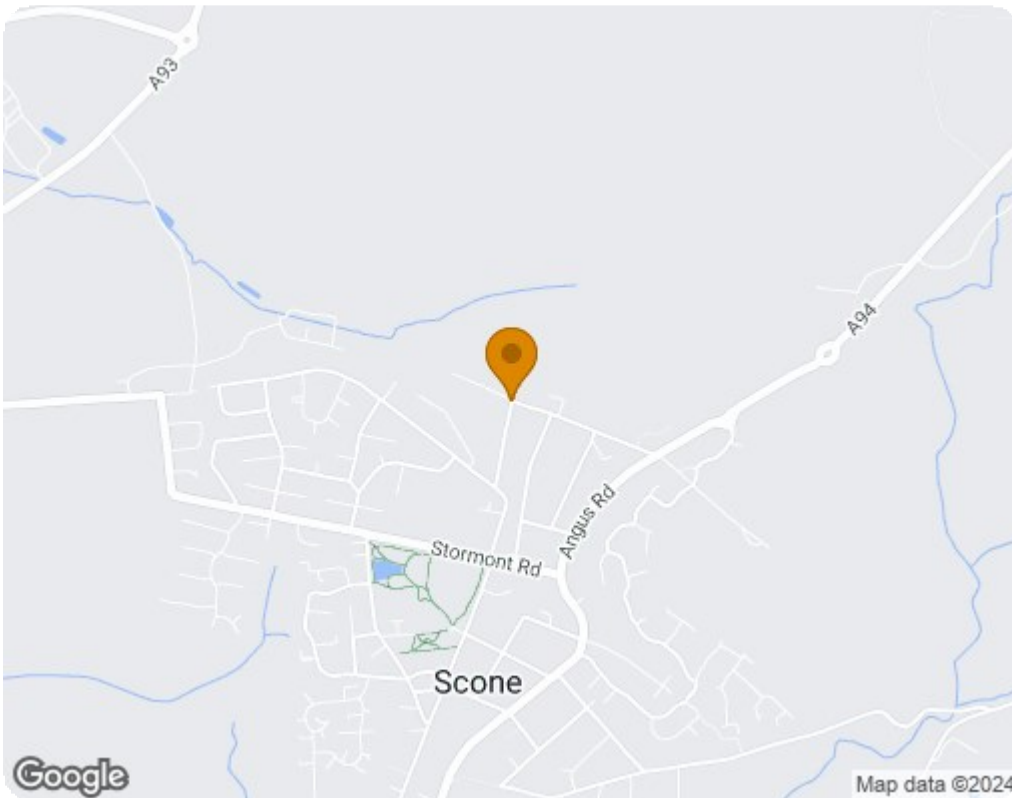
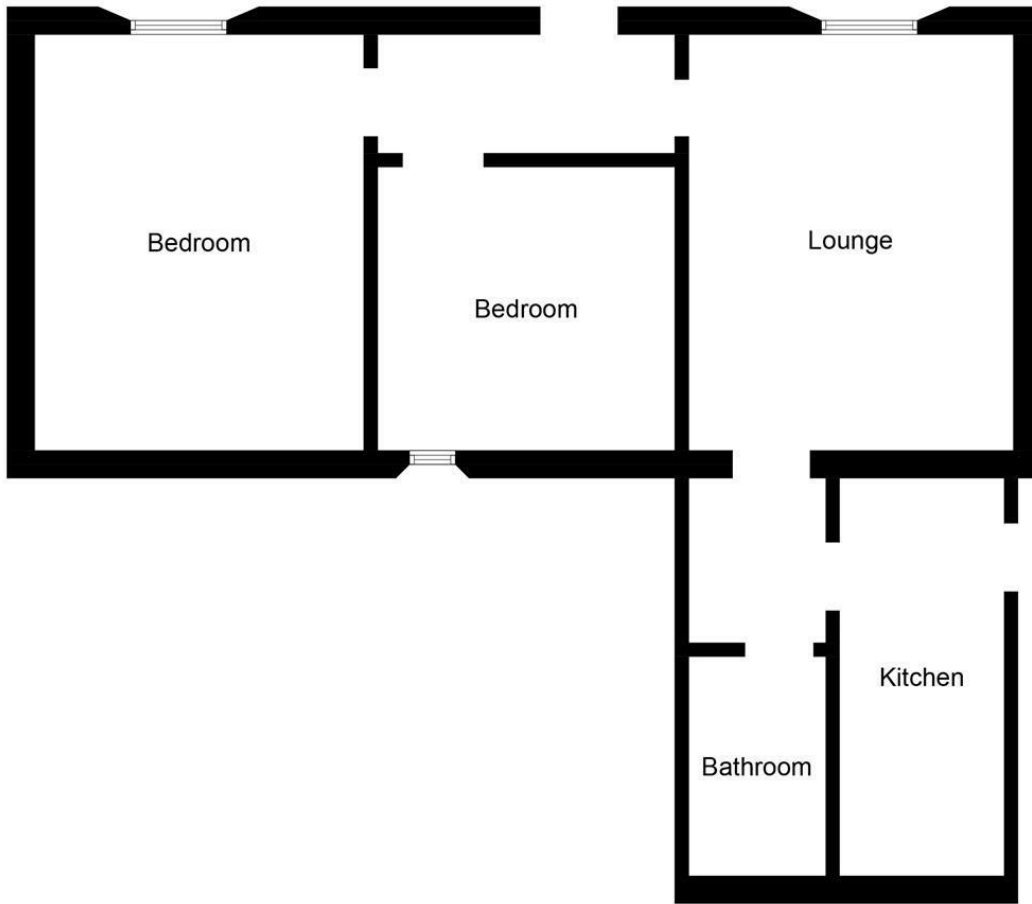
9'4" x 10'2" (2.85 x 3.12)





- Charming Detached Cottage
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Sizeable Kitchen
- Impressive Private Rear Garden
- Highly Sought After Location
- Electric Heating & Double Glazing
- Close To Local Amenities





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F	21	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC