

Simple Approach



Estate Agents



**34 Stormont Road, Perth**  
**PH2 6NT**

**Offers over £168,950**



This delightful two-bedroom mid-terraced house on Stormont Road, Scone, offers a fantastic opportunity for first-time buyers, small families, or those looking to downsize. Located in a well-established and highly desirable residential area, the property provides a comfortable and well-maintained living space with excellent local amenities and transport links nearby. Upon entering, you are welcomed into a bright and spacious lounge, perfect for relaxing or entertaining. The sizeable kitchen offers plenty worktop space and storage along with ample space for dining. Upstairs, the property boasts two generously sized double bedrooms, both offering plenty of natural light. A shower room completes the interior of this home. Practical attributes include gas central heating and double glazing.

Externally, the property benefits from a private rear garden, ideal for outdoor dining or enjoying the warmer months. On-street parking is available to the front, while the home is within easy walking distance of local shops, schools, and public transport links. Scone is a highly sought-after location, just a short drive from Perth, with excellent access to the A94 and regular bus services making commuting easy. With its combination of comfort, convenience, and charm, this lovely home is an excellent choice for those looking to settle within a desirable location.

### **Lounge**

13'3" x 14'7" (4.04 x 4.45)

### **Kitchen**

7'11" x 16'6" (2.42 x 5.03)

### **Bedroom One**

11'2" x 11'3" (3.41 x 3.45)

### **Bedroom Two**

10'10" x 11'3" (3.32 x 3.45)

### **Shower Room**

7'10" x 5'2" (2.41 x 1.59)

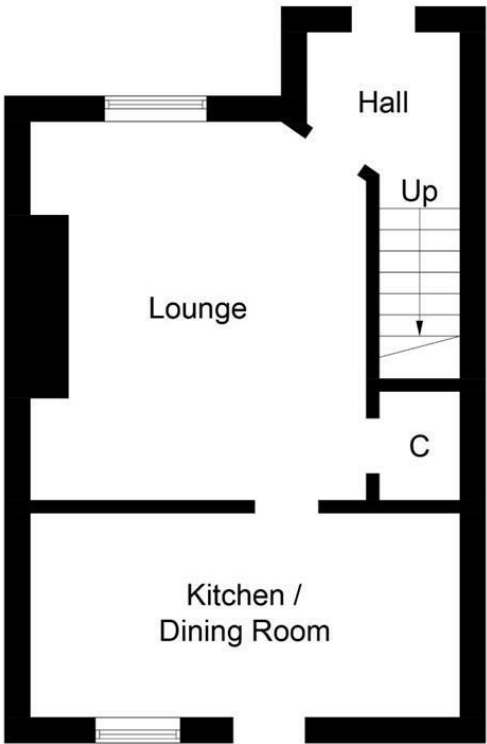




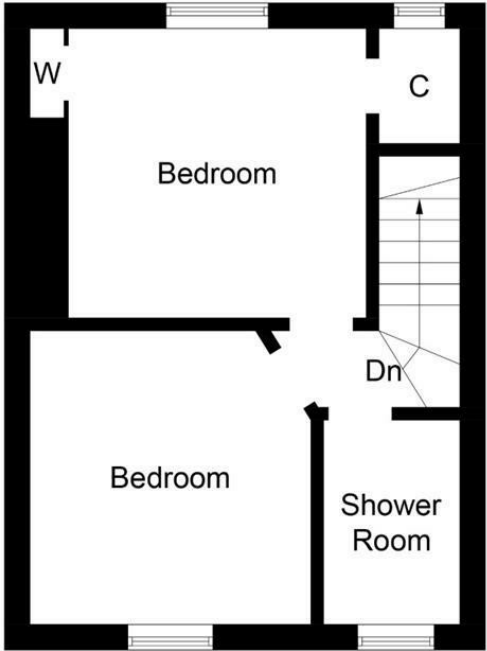
- Mid Terraced House
- Well Presented Throughout
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Sizeable Kitchen / Dining Area
- Highly Sought After Location
- Private Rear Garden





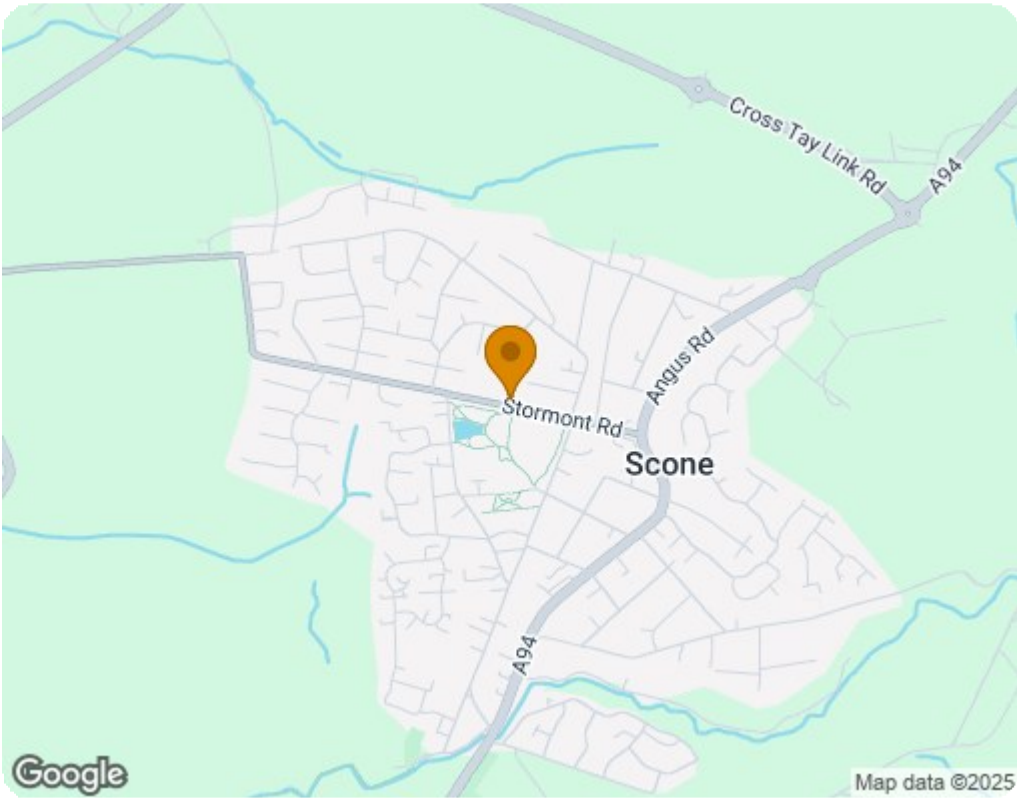







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1177462)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
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		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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