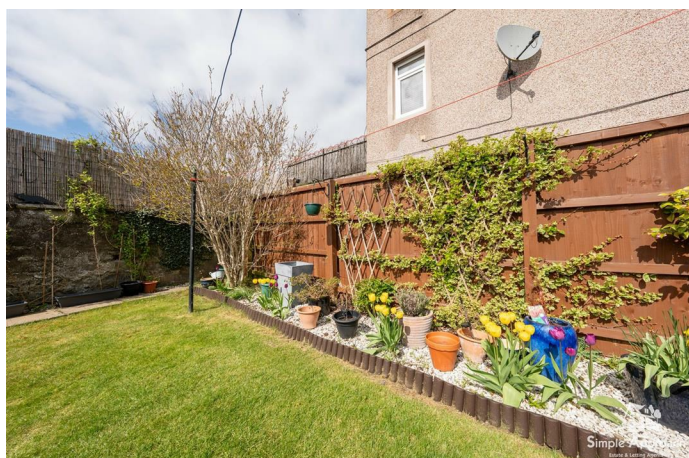


Simple Approach



Estate Agents



24 Cross Street, Perth
PH2 6LR

Offers over £173,950

Located in the sought-after village of Scone, this well-presented semi-detached home offers comfortable and spacious living in a desirable setting. Boasting three generously sized bedrooms, a bright and spacious lounge, stylish kitchen and a shower room, the property is ideal for families, professionals, or those looking to upsize. The home features ample living space, thoughtfully laid out to suit modern lifestyles, along with the benefit of gas central heating and double glazing throughout for year-round comfort and energy efficiency.

Externally, the property includes a private driveway, providing convenient off-street parking, and a well-maintained garden area. Early viewing is highly recommended to appreciate all this attractive home has to offer.

Lounge

16'3" x 11'8" (4.97 x 3.56)

11'7" x 10'4" (3.54 x 3.15)

Kitchen

11'5" x 7'2" (3.48 x 2.20)

Dining Room / Bedroom Three

10'6" x 9'2" (3.21 x 2.81)

Master Bedroom

10'0" x 10'9" (3.06 x 3.29)

Shower Room

10'4" x 8'5" (3.17 x 2.57)

Lower Level Living Space

7'1" x 12'1" (2.18 x 3.70)

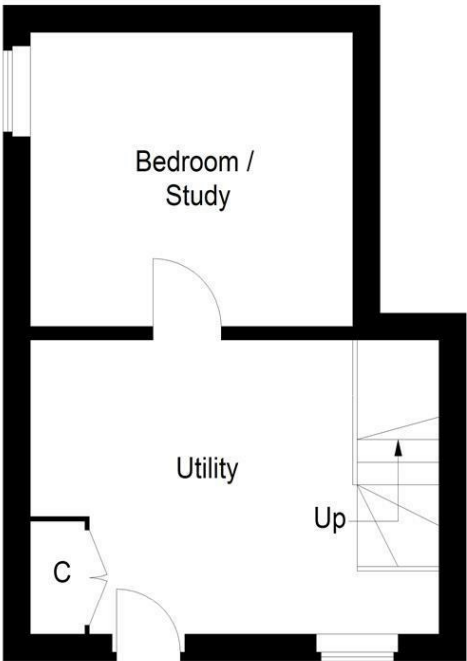
Office / Bedroom Two



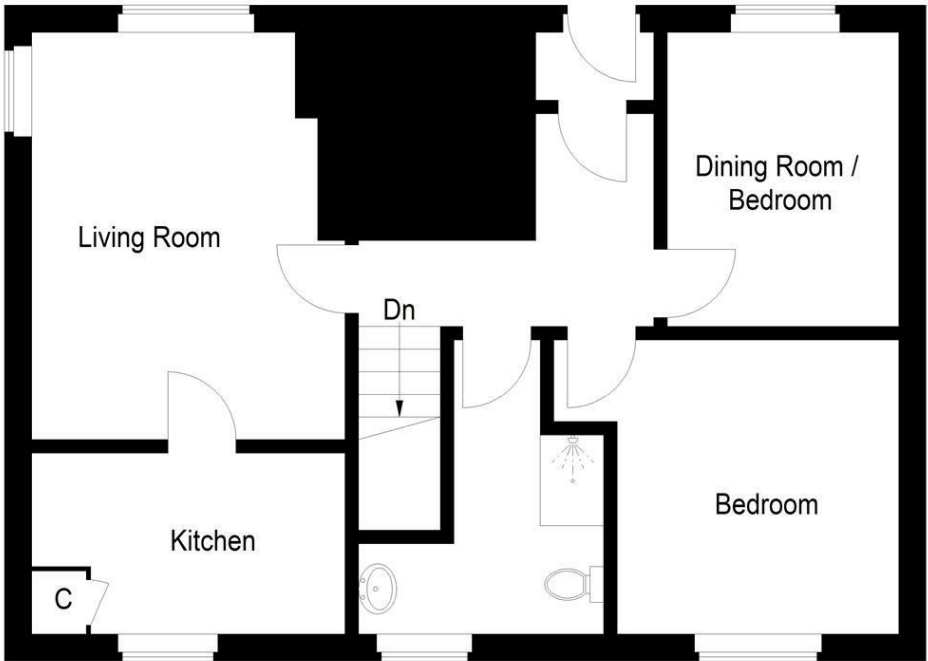


- Immaculate Three Bedroom Terraced House
- Gas Central Heating & Double Glazing
- Highly Sought After Village Location
- Very Well Presented
- Private Driveway For 2/3 Cars
- Rear Garden With A Large Shed



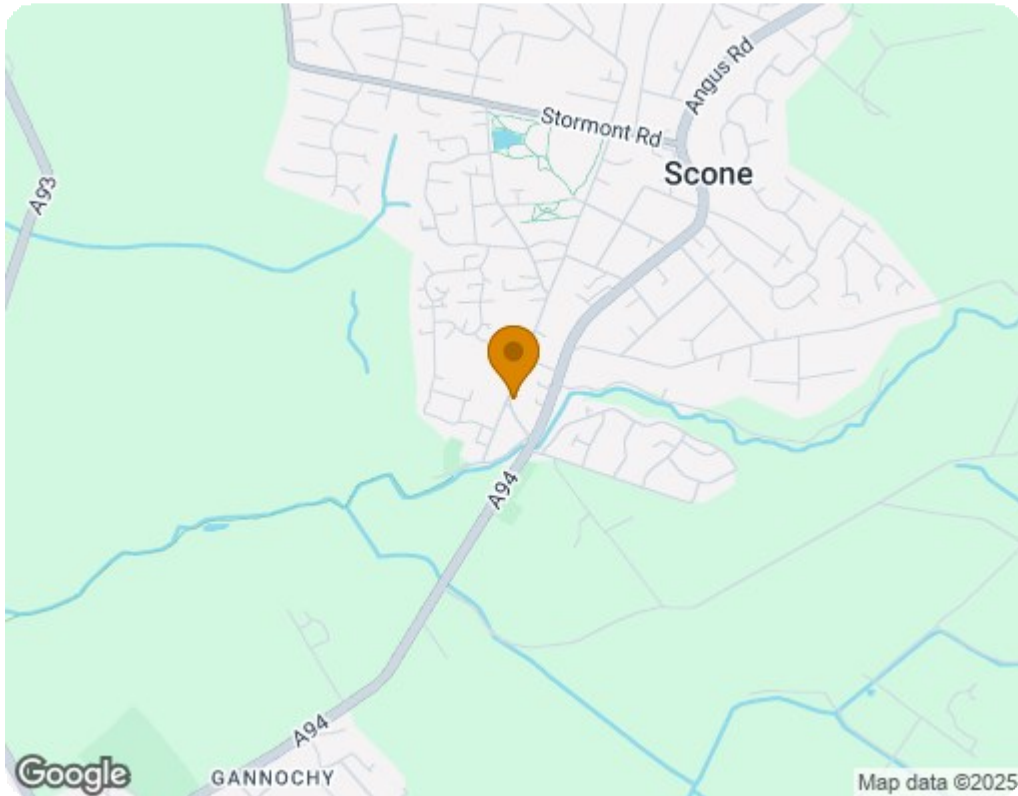


Lower
Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1190239)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		