

Simple Approach



73 Perth Road, Perth
PH2 6JL

Offers over £198,950

**** CLOSING DATE SET Friday 2nd May at 12 Noon ****

Located in the heart of the ever-popular village of Scone, this three-bedroom end-terraced bungalow offers an excellent opportunity for those looking to modernise and add value. While the property is in need of some refurbishment, it boasts generous room proportions, flexible living space, and fantastic potential to become a beautiful family home.

The accommodation comprises a bright front-facing lounge, a spacious kitchen with scope for redesign, three well-sized bedrooms, and a family bathroom. To the rear, a conservatory provides additional living space and direct access to the garden. One of the standout features of this property is the substantial private rear garden. It offers ample space for landscaping, outdoor dining, or even future extensions (subject to the appropriate consents). There is also a private front garden.

Situated in a sought-after residential location, Perth Road offers easy access to local amenities including shops, cafes, primary schooling, and regular public transport links into Perth city centre. This is a superb opportunity for buyers with vision – whether you're a developer, first-time buyer, or someone looking to create a home in a desirable setting.

Lounge
17'8" x 14'7" (5.41 x 4.47)

Kitchen
9'3" x 8'6" (2.83 x 2.60)

Conservatory
12'5" x 6'3" (3.81 x 1.93)

Bedroom One
14'2" x 10'3" (4.33 x 3.14)

Bedroom Two
11'9" x 8'7" (3.60 x 2.63)

Bedroom Three
17'5" x 9'4" (5.33 x 2.85)

Shower Room
9'8" x 5'8" (2.96 x 1.74)

Entrance Porch
5'3" x 4'2" (1.62 x 1.29)





- End Terraced Bungalow
- Three Bedrooms
- Gas Central Heating
- Renovation Required
- Substantial Garden Grounds
- Spacious Accommodation Throughout
- Highly Sought After Location



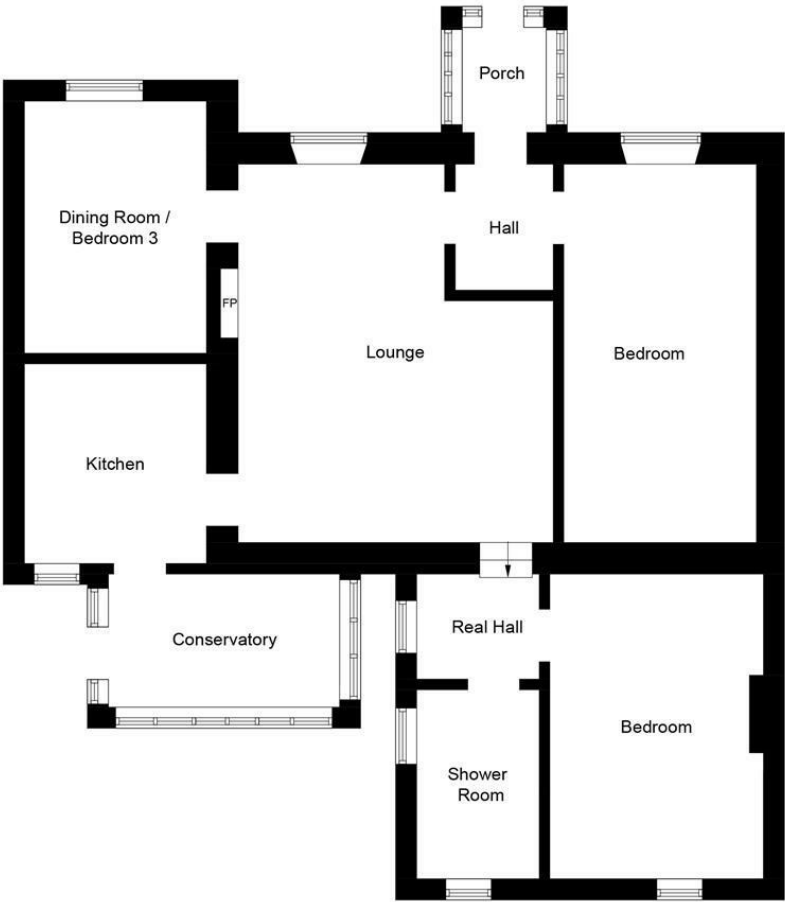
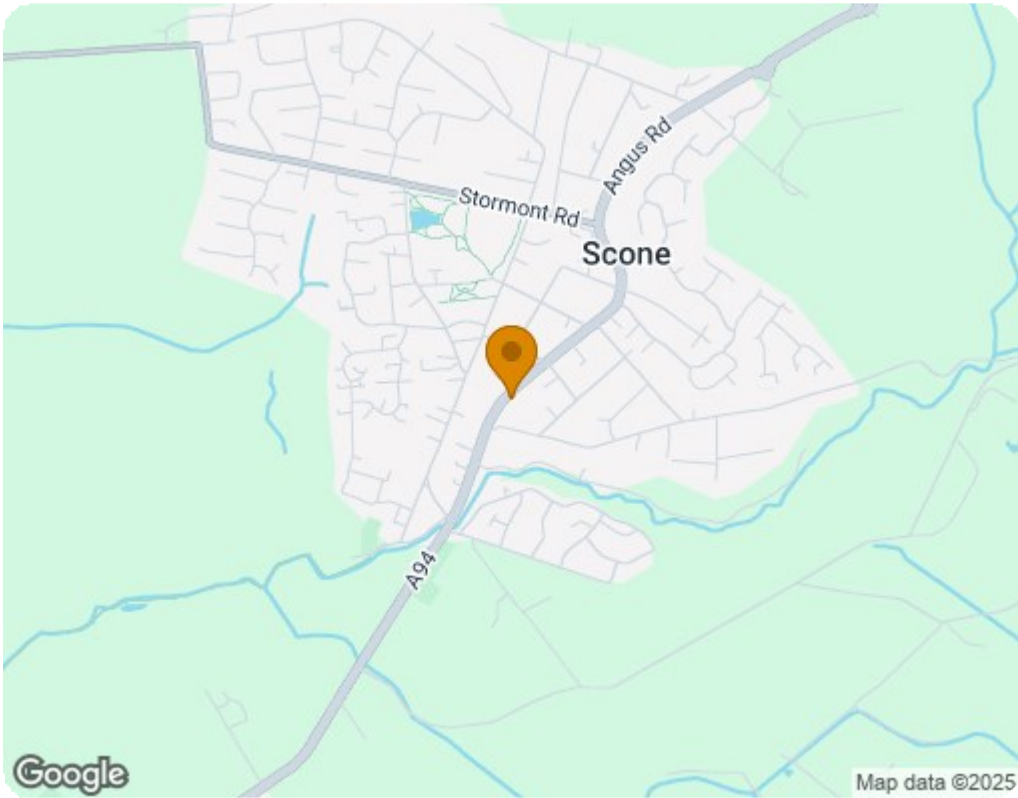


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1192136)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC