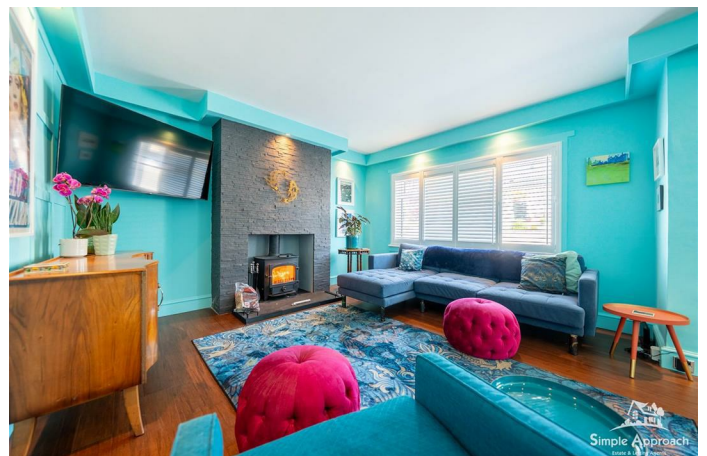


Simple Approach



32 Myrtle Road, Perth
PH2 6QY

Offers over £292,950

Located on the highly desirable Myrtle Road in the picturesque village of Scone, this spacious and immaculately presented three-bedroom detached home offers the perfect blend of comfort, style, and functionality. Ideal for families or those seeking a peaceful lifestyle within easy reach of Perth, this property boasts generous living spaces, quality finishes, and excellent kerb appeal.

Internally, the home features a bright and welcoming layout, highlighted by a large sun room that floods the space with natural light. The open plan lounge / diner welcomes you into the house, complete with a charming wood-burning stove, creating a warm and inviting atmosphere. The accommodation includes three well-proportioned bedrooms, a modern kitchen, a ground floor bathroom and a further shower room on the first floor. Gas central heating and double glazing ensure energy efficiency and comfort.

Externally, the property benefits from a substantial driveway providing off-street parking for multiple vehicles, along with well-maintained garden grounds offering a private and peaceful outdoor setting.

Set within one of Scone's most sought-after residential areas, this exceptional home is close to local amenities, reputable schools, and scenic countryside, making it a rare opportunity not to be missed.

Lounge/Dining

28'10" x 13'4" (8.81 x 4.08)

Kitchen

12'11" x 9'0" (3.96 x 2.75)

Sun Room

20'5" x 14'1" (6.23 x 4.31)

Bedroom Three (Ground Floor)

12'5" x 7'11" (3.81 x 2.42)

Family Bathroom

8'10" x 6'0" (2.71 x 1.85)

Master Bedroom

14'11" x 13'3" (4.57 x 4.05)

Bedroom Two

13'6" x 9'11" (4.12 x 3.04)

Shower Room (First Floor)

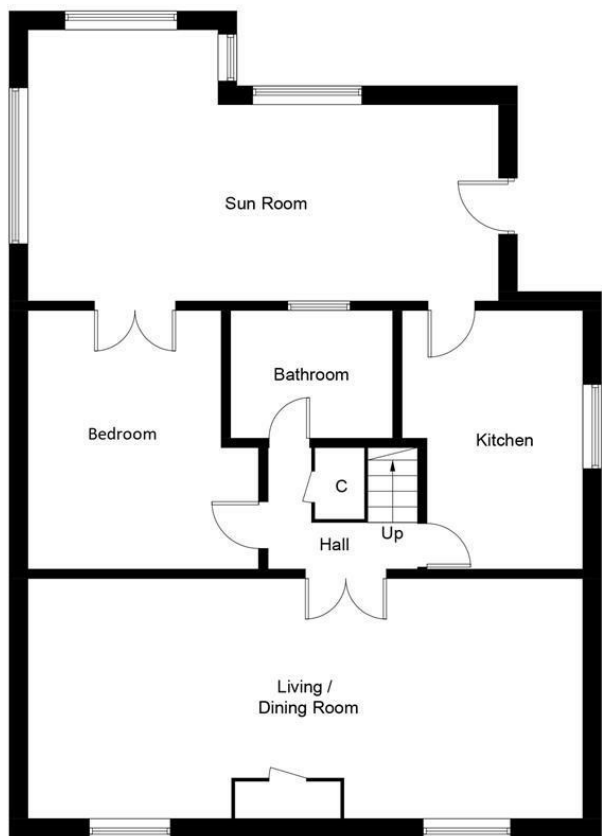
6'0" x 5'11" (1.83 x 1.81)



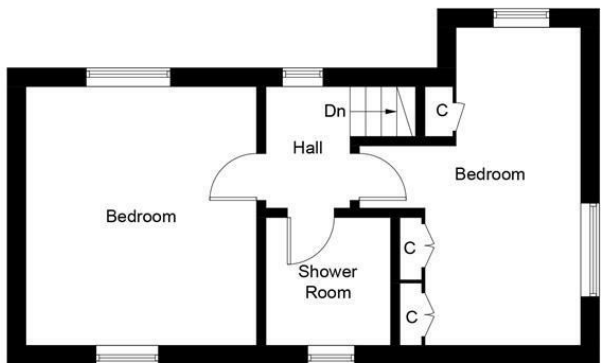


- Detached Three Bedroom House In The Very Sought After Location Of Scone
- Great Views Looking Over The Rooftops
- Immaculately Presented Throughout
- Highly Sought After Location
- Private Driveway For Four Cars
- Large Rear Sun Room
- Open Plan Lounge / Diner
- Wood Burning Stove Feature



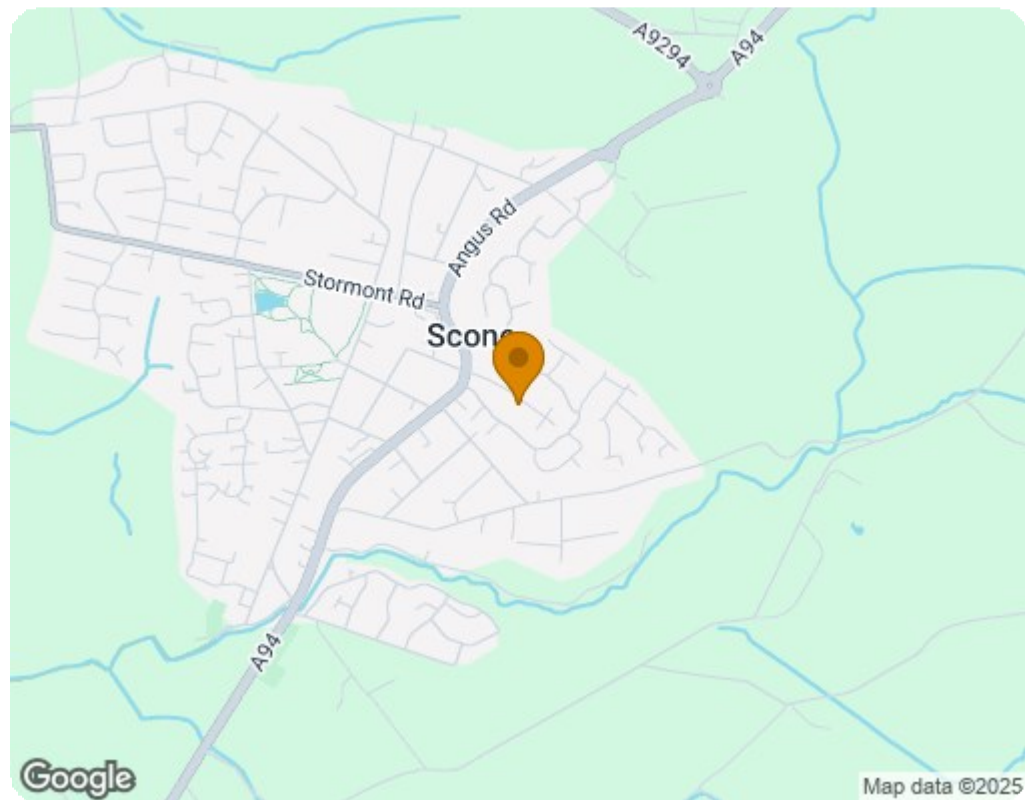


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200722)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	65	76
(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		