

Simple Approach



**7 The Acres, Perth
PH2 6QW**

Offers over £432,950

7 The Acres, Perth, PH2 6QW

This impressive detached house on The Acres, Scone offers the perfect blend of space, comfort, and practicality, making it an ideal family home. Set within a generous plot, the property combines stylish interiors with well-maintained outdoor spaces, providing an excellent balance for modern family living.

Upon entering, a welcoming entrance hall sets the tone for the home, leading into a bright and inviting lounge complete with a feature wood-burning stove – perfect for cosy evenings. The sizeable kitchen offers ample space for both cooking and dining, while a separate dining room provides flexibility for family meals or entertaining guests. A dedicated study/office adds convenience for those working from home. Accommodation is arranged over two floors and comprises four generous bedrooms. Two of the bedrooms benefit from ensuite shower rooms, with the top floor dedicated entirely to a master bedroom. This master floor features a spacious bedroom, private ensuite, and a dressing area.

Additional features include gas central heating and double glazing, ensuring warmth and efficiency throughout the year. Externally, the property is set within beautifully manicured garden grounds to both the front and rear, creating an attractive and private setting. A large private driveway provides extensive off-street parking, enhancing the practicality of the home. Overall, this is a beautifully presented and thoughtfully designed property that will appeal to families seeking generous living space, modern comforts, and a highly desirable location.

Lounge
13'9" x 13'5" (4.21 x 4.10)

Downstairs Bedroom (Bedroom Two)
13'10" x 14'10" (4.24 x 4.54)

Ensuite Shower Room
8'11" x 3'9" (2.72 x 1.16)

Dining Room
12'1" x 12'7" (3.70 x 3.85)

Coat Room
4'2" x 3'11" (1.29 x 1.21)

Bedroom Three
9'11" x 11'8" (3.04 x 3.57)

Study / Office
10'5" x 9'10" (3.18 x 3.01)

Family Bathroom
5'10" x 8'7" (1.80 x 2.63)

Master Bedroom
9'8" x 14'11" (2.97 x 4.55)

Ensuite Shower Room
10'0" x 5'4" (3.06 x 1.63)

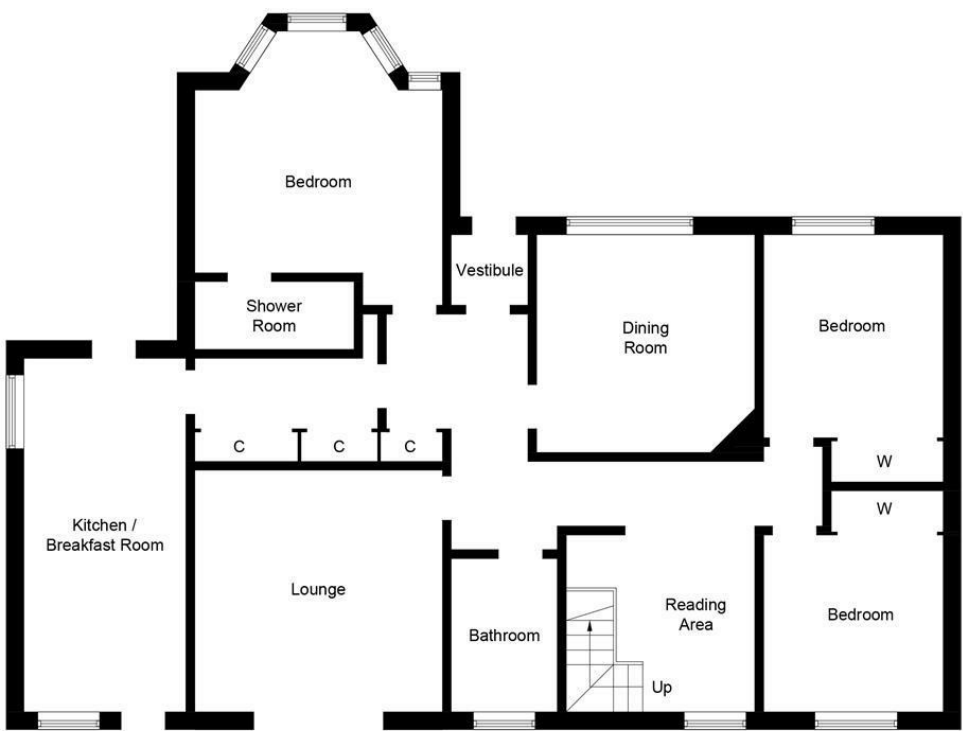
Dressing Area
10'11" x 15'2" (3.34 x 4.63)



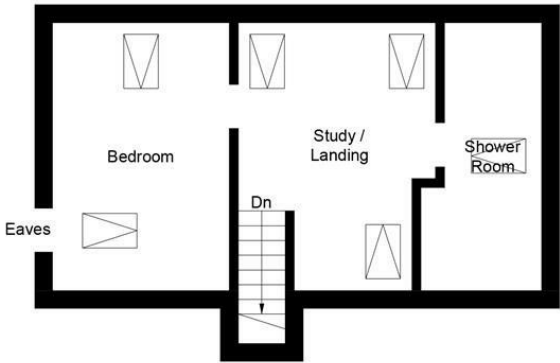


- Impressive Four Bedroom Detached House
- Bright Lounge With Wood Burning Stove Feature
- Private Driveway
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Two Ensuite Shower Rooms & A Family Bathroom
- Gas Central Heating & Double Glazing
- Ideal Family Home
- Dining Room
- Sizeable Garden Ground To The Front & Rear
- Highly Sought After Residential Location

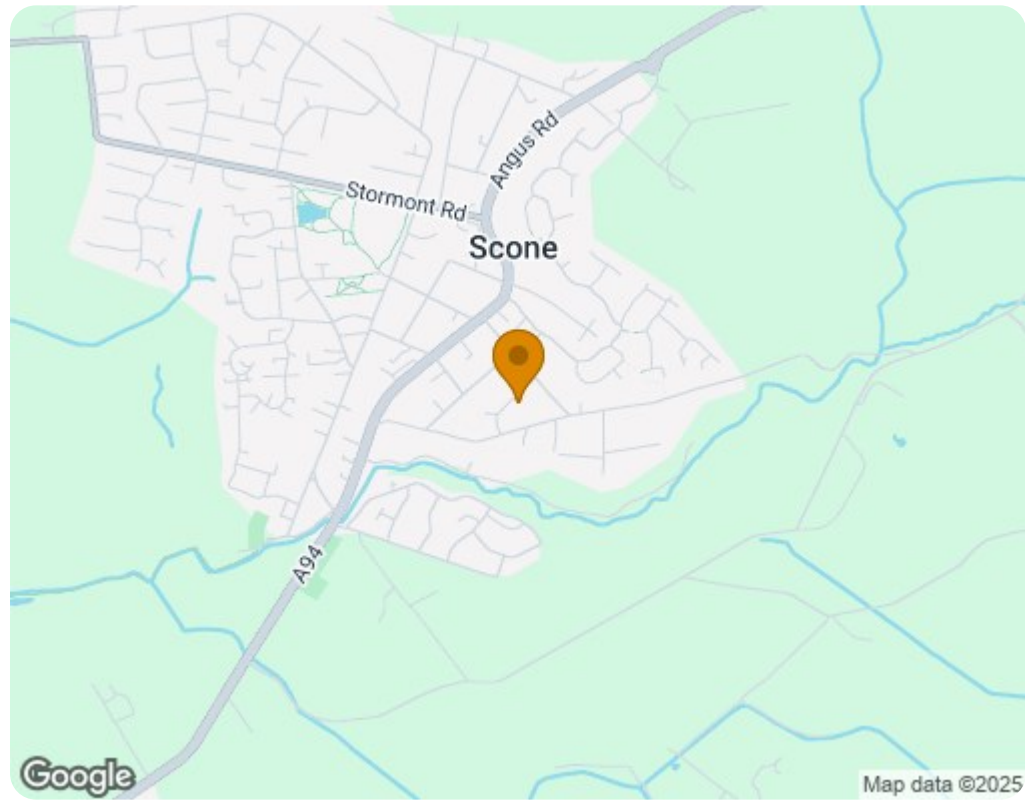




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(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		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		