



2 Oakdene Place, Scone, PH2 6PD  
Offers over £325,000





- Detached bungalow
- Three well-proportioned bedrooms
- Separate dining room
- En-suite and additional bathrooms
- Driveway and single garage
- Quiet residential cul-de-sac
- Bright living room
- Kitchen with adjoining family room
- Enclosed rear garden
- Popular Scone location

\*\*Closing date set for Tuesday 6th January at 12.00\*\* This well-presented detached bungalow is located in a quiet residential cul-de-sac in the popular village of Scone, just a short distance from Perth city centre. The property offers spacious, well-proportioned accommodation all on one level, making it ideal for a range of buyers including families and those seeking ground-floor living.

The front door opens into a welcoming hallway providing access to the main living areas. The bright and generously sized living room enjoys large windows to the front and side, allowing plenty of natural light. Adjacent to this is a separate dining room, ideal for family meals or entertaining. The kitchen is well laid out with good worktop space and storage, and leads through to a useful family room which provides flexible additional living space and access to the rear garden. There are three bedrooms in total, all of which are well sized and offer space for free-standing furniture. The main bedroom benefits from an en-suite shower room with bath, while the remaining bedrooms are served by a family bathroom. Externally, the property sits within mature, well-maintained gardens. The rear garden is enclosed and mainly laid to lawn with a patio area, ideal for outdoor seating. A driveway provides off-street parking and leads to a single garage. The property is conveniently located close to local amenities, schooling and transport links, with easy access to Perth and the surrounding area.

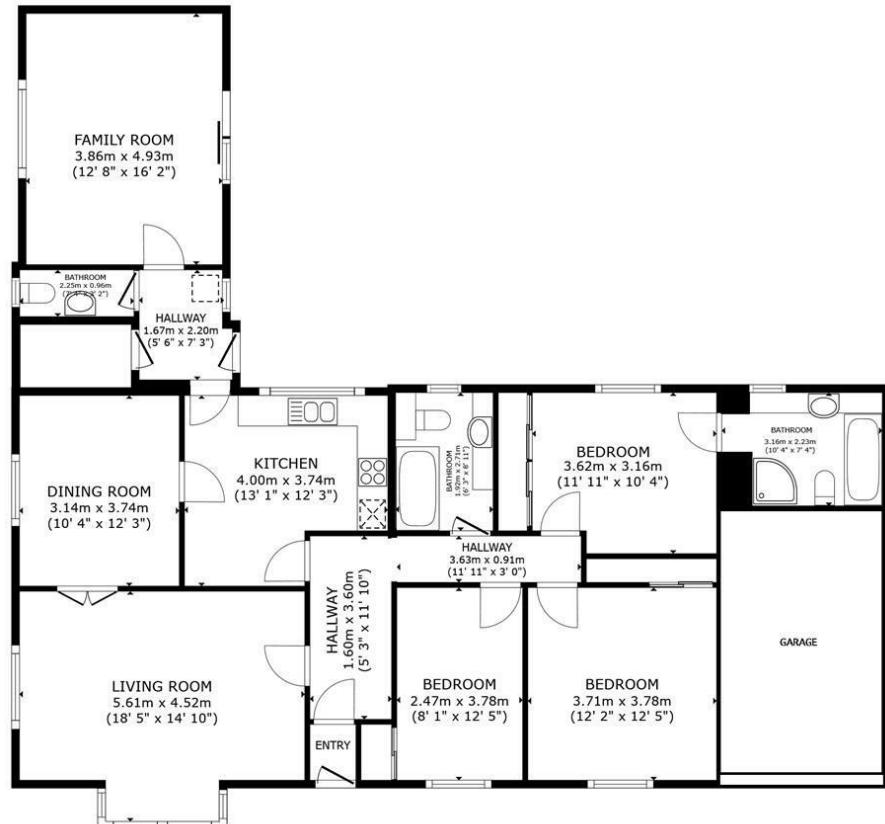




## Location

Scone is a highly regarded village on the edge of Perth, offering a wide range of local amenities including shops, cafés, primary schooling and recreational facilities. The area is well known for its strong sense of community and attractive surroundings, with nearby countryside walks and green spaces. Perth city centre is just a short drive away, providing a full range of shopping, dining and leisure options, along with excellent transport links including rail and road connections to the wider region.





FLOOR PLAN

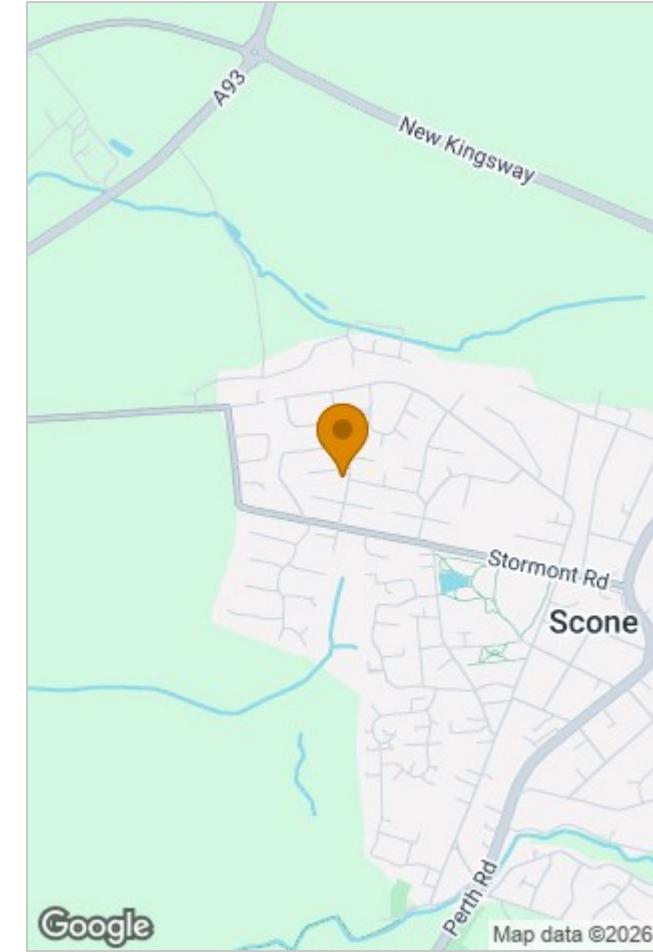
GROSS INTERNAL AREA  
FLOOR PLAN 138.8 m<sup>2</sup> (1,494 sq.ft.)  
TOTAL : 138.8 m<sup>2</sup> (1,494 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | [hello@wearepossible.co.uk](mailto:hello@wearepossible.co.uk)

[wearepossible.co.uk](http://wearepossible.co.uk)

