



Belvoir
The Collection

3 Oakdene Place, Scone PH2 6PD

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Offers in excess of £250,000



Key Features

- Two Double Bedrooms
- Living Room
- Kitchen
- Dining Room
- Bathroom
- Rear Vestibule
- EPC rating E
- Freehold



Welcome to the market this well-presented detached bungalow located in a quiet residential cul-de-sac in the popular village of Scone, just a short distance from Perth city centre. The location is well connected by regular local bus services.

The spacious, well-proportioned accommodation is arranged entirely on one level, making it an ideal choice for a wide range of buyers, including families and those seeking ground-floor living.



ACCOMMODATION

Entrance Hall

Welcoming entrance hall giving access to the main living areas. The hall also has a large cupboard which houses the electric meter and fuse board.

Lounge

The spacious lounge enjoys a wealth of natural light. The room further benefits from parquet flooring, ample sockets, and an abundance of space for freestanding furniture.

Kitchen

The kitchen provides a range of wall and base units with laminated vinyl flooring. Appliances include fridge freezer and cooker all included in the sale but are not warranted.

Utility Room

Spacious room perfect for a washing machine and tumble dryer

Dining Room

A generous, proportioned room ideal for family meals or entertaining.

Bedroom 1

A large double bedroom with carpeted flooring, built-in storage wardrobes and front facing window.

Bedroom 2

A further generously proportioned double bedroom with carpeted flooring, rear-facing window and built-in storage wardrobes.

Family Bathroom

Three Piece suite consisting of bath with overhead shower, wc, and wash hand basin.

REAR VESTIBULE

A highly practical rear vestibule opening directly to the garden, offering an ideal space for coat and shoe storage. Featuring durable flooring and an internal door leading into the main hallway/kitchen, it acts as an excellent thermal buffer for the home.

EXTRAS

All fitted floor coverings, carpets, curtains and white goods as specified are included in the sale.

PARKING

A driveway provides off-street parking and leads to a single garage

GARDEN

A beautiful, spacious rear garden, complemented by an adequate front garden, offering plenty of outdoor space to relax, entertain and enjoy.





The 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.

Viewing

By appointment. Please contact 01738 492940 or email perth@belvoir.co.uk

Other

Council Tax: Band E

EPC Rating: D62



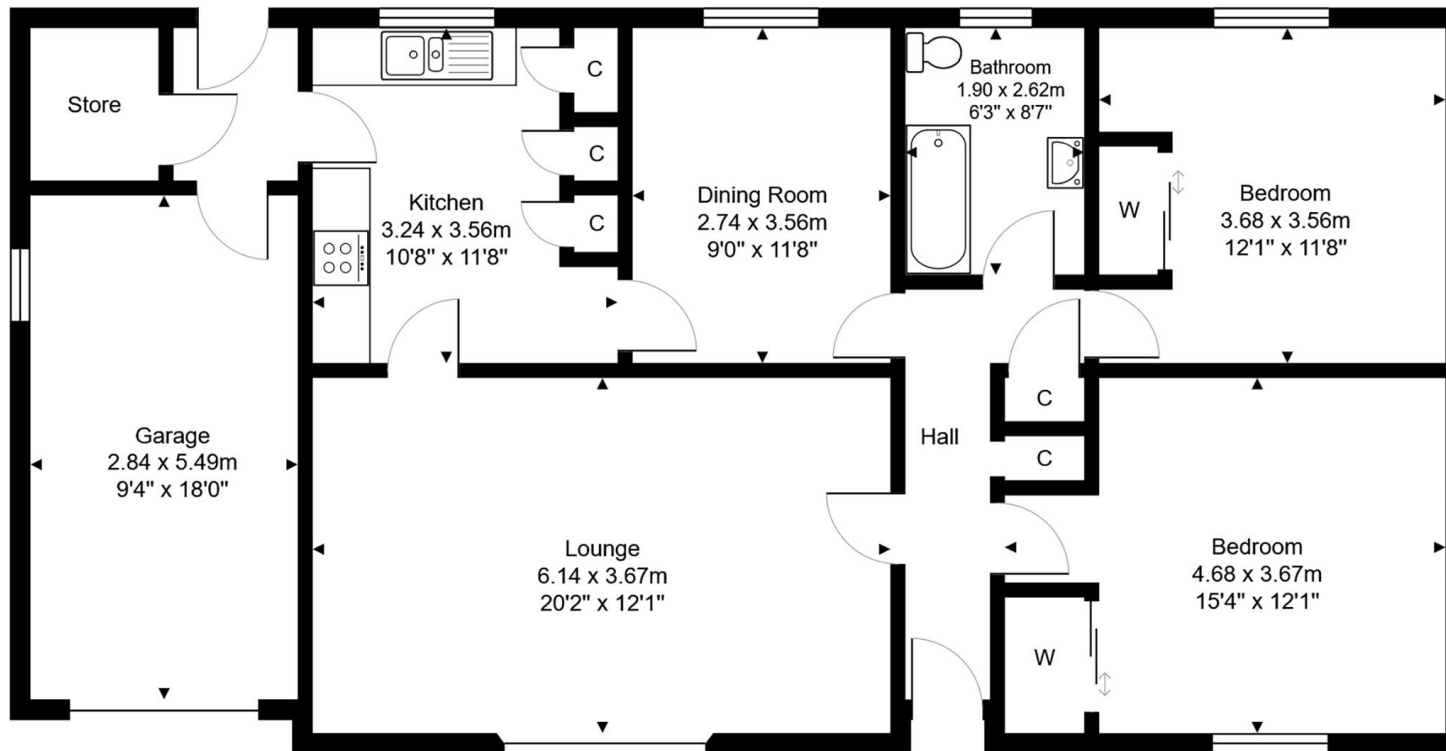




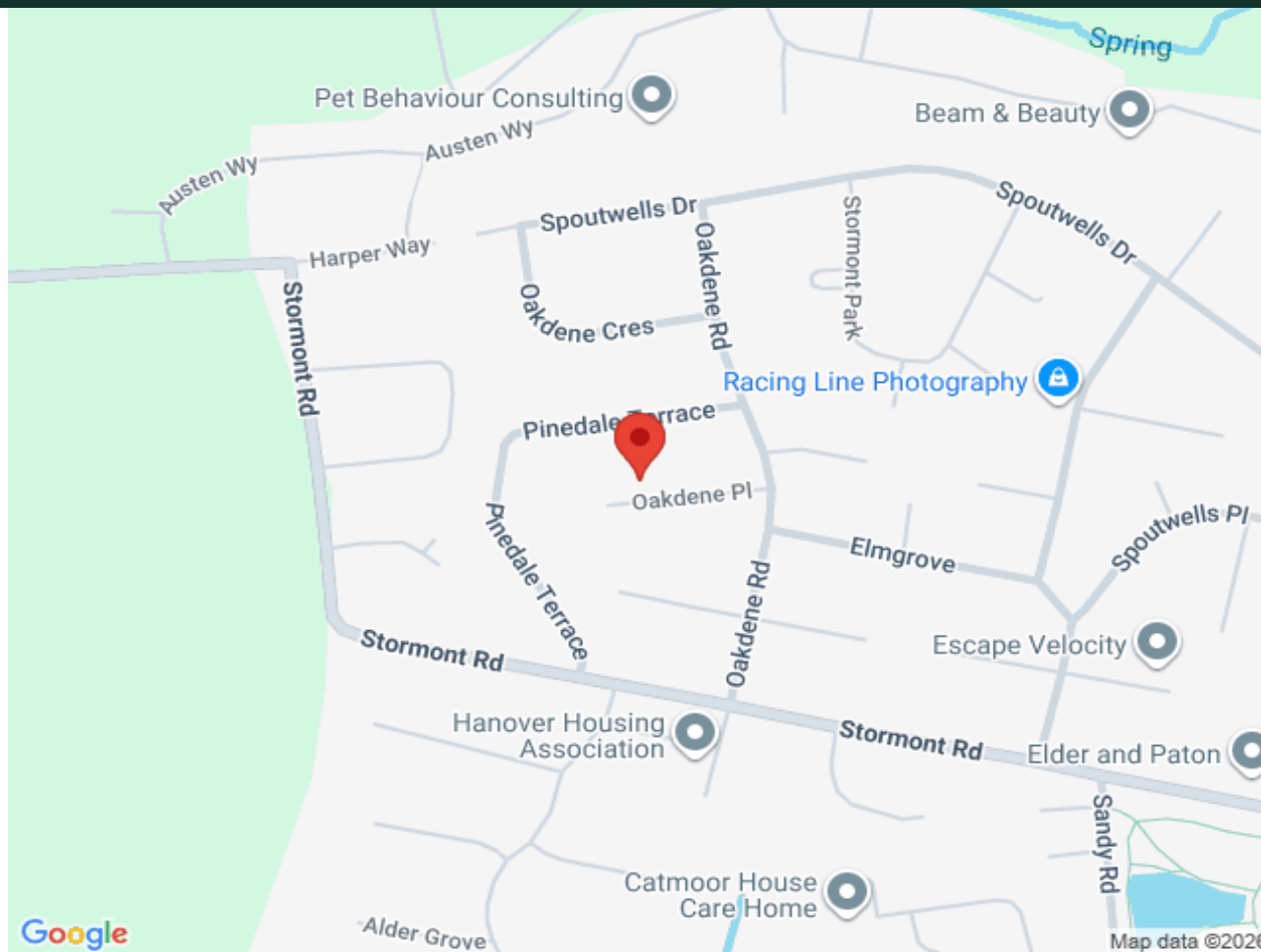
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Total Area: 111.2 m² ... 1197 ft²

All measurements are approximate and for display purposes only



Ground Floor



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