



90 Angus Road, Scone, PH2 6RB
Offers over £185,000

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90 Angus Road Scone, PH2 6RB

- Semi-detached bungalow in established residential area
- Three well-proportioned bedrooms
- Kitchen with rear access
- Generous plot with mature gardens
- Driveway providing off-street parking
- Excellent potential for upgrading area
- Bright living room with bay window
- Bathroom with bath and separate shower area
- Large detached outbuilding/workshop
- Convenient location within Scone

This spacious semi-detached bungalow offers excellent potential and is set within a generous plot in a well-established residential area of Scone. Requiring upgrading throughout, the property presents a fantastic opportunity for buyers looking to create a home to their own specification.

The accommodation is arranged over one level and comprises a welcoming entrance hallway providing access to all main rooms. The bright living room is positioned to the front and features a large bay window, allowing for plenty of natural light. The kitchen is located to the rear and offers direct access outside. There are three well-proportioned bedrooms, all offering flexible use depending on individual requirements. The bathroom is centrally located and fitted with a bath and overhead shower. Externally, the property benefits from a generous garden, mainly laid to lawn with mature planting. A substantial detached outbuilding/workshop provides excellent additional space with a variety of potential uses, subject to requirements. A driveway offers ample off-street parking. This is an ideal opportunity for those seeking a project in a desirable and convenient location.

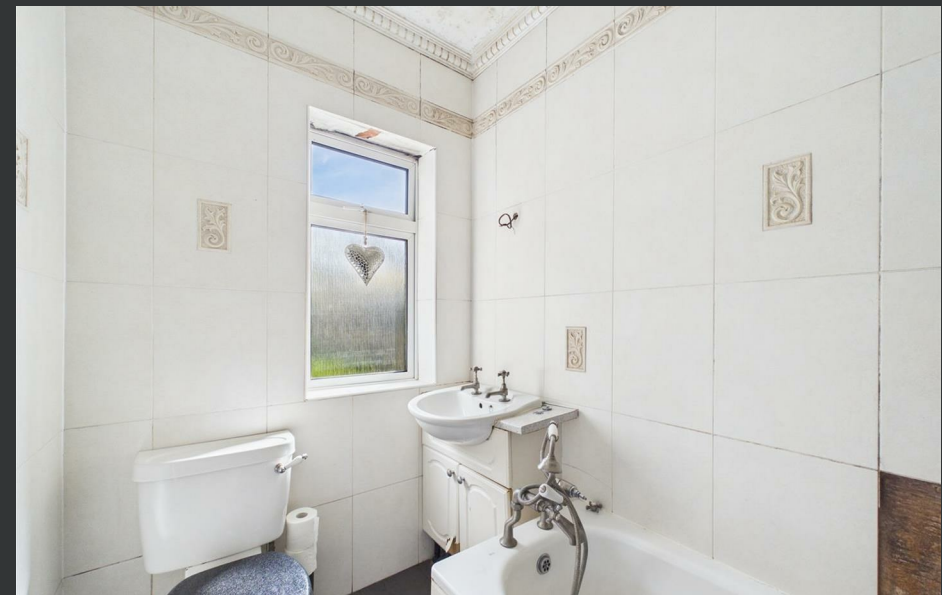
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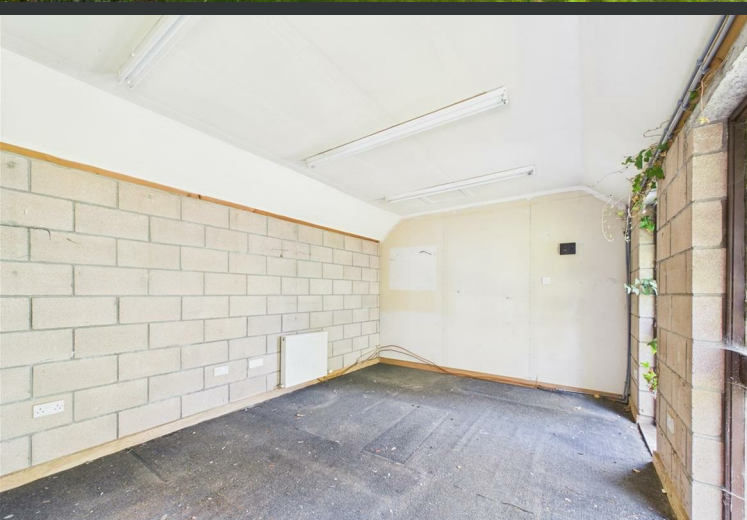


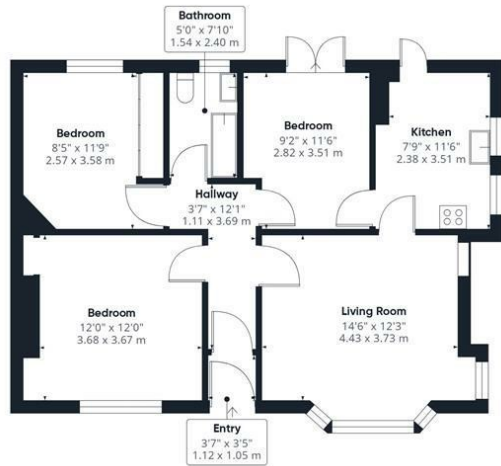


Location

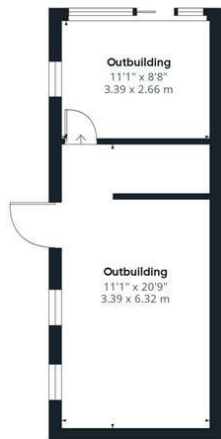
Scone is a highly sought-after village located just a short distance from Perth city centre, offering an excellent range of local amenities including shops, cafes, a supermarket, and primary schooling. The area is well-connected, with easy access to Perth and onward transport links to Dundee, Edinburgh, and Glasgow via the A90 and M90. Scone is also well regarded for its community feel and proximity to outdoor spaces, including nearby parks, woodland walks, and the historic grounds of Scone Palace. This makes it an ideal location for a range of buyers seeking a balance of convenience and lifestyle.







Ground floor Building 1



Ground floor Building 2

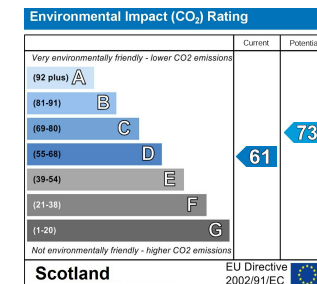
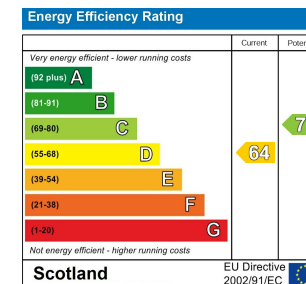
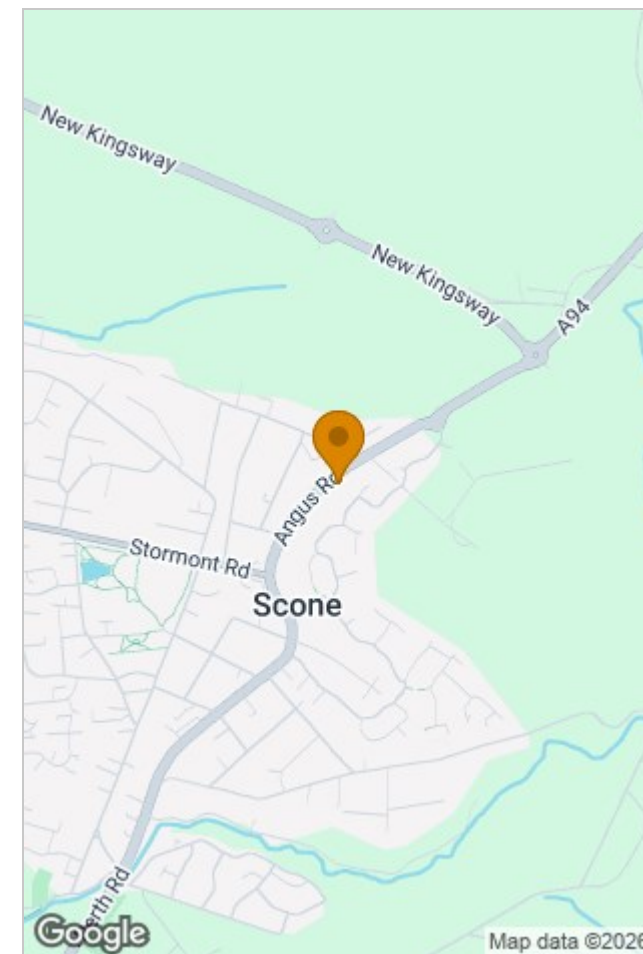


Approximate total area⁽¹⁾
1109 ft²
103 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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