



**85 Angus Road, Perth
PH2 6RB**

Offers over £218,950

***** CLOSING DATE SET FRIDAY 30TH JANUARY 12 NOON *****

This unique detached home on Angus Road, Scone, Perth offers generous and versatile accommodation set over two levels, presenting an excellent opportunity for buyers seeking a family home with significant potential.

On entering the property, the first level comprises a bright and spacious lounge, a kitchen, and a dining room. There are also two well-proportioned bedrooms on this level, along with a shower room, providing flexible living arrangements.

The lower level further enhances the accommodation, featuring two additional bedrooms, bringing the total to four, along with a second living room, a conservatory, a utility room, and a further bathroom. This level offers excellent versatility and scope to suit a variety of family needs.

While the property is in need of modernisation throughout, it presents ample potential to be transformed into an impressive family home tailored to individual tastes. Additional features include electric central heating, double glazing, a private driveway and garage, and a sizeable private rear garden, perfect for outdoor entertaining or family use.

Situated in a highly regarded and convenient location within Scone, the property is well placed for local amenities, schooling, and access to Perth and beyond. This is a rare opportunity to acquire a distinctive home with outstanding potential in a desirable area.

Flooding mentioned in the home report - The issue in the area which has been looked into from the council and the builder in the area. A survey has been carried out via the council and the water board. The drains have all been looked at via the council and the water board and all issues have now been resolved. If you would like to see the Survey please contact the local authority.

Lounge
12'9" x 15'1" (3.90 x 4.60)

Kitchen
9'9" x 14'5" (2.99 x 4.40)

Dining Room
10'10" x 9'6" (3.31 x 2.90)

Bedroom One (Upstairs)
9'3" x 13'3" (2.83 x 4.06)

Bedroom Two (Upstairs)
9'2" x 6'1" (2.81 x 1.87)

Shower Room (Upstairs)
5'6" x 6'5" (1.70 x 1.96)

Downstairs Living Room
10'4" x 15'0" (3.16 x 4.58)

Conservatory
8'7" x 12'9" (2.64 x 3.90)

Utility
14'5" x 6'2" (4.40 x 1.88)

Bedroom Three (Down)
10'5" x 14'11" (3.18 x 4.57)

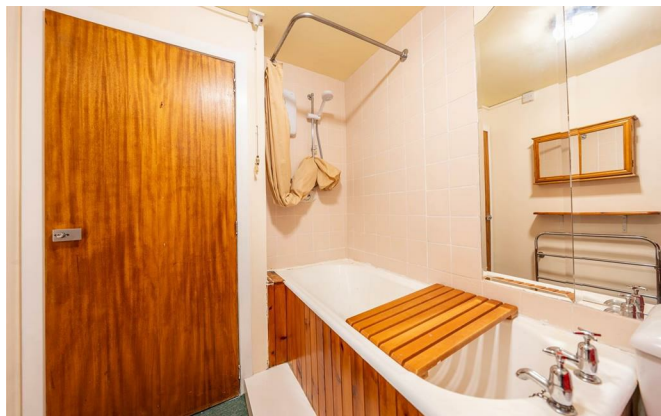
Bedroom Four (Downstairs)
7'2" x 10'10" (2.20 x 3.32)

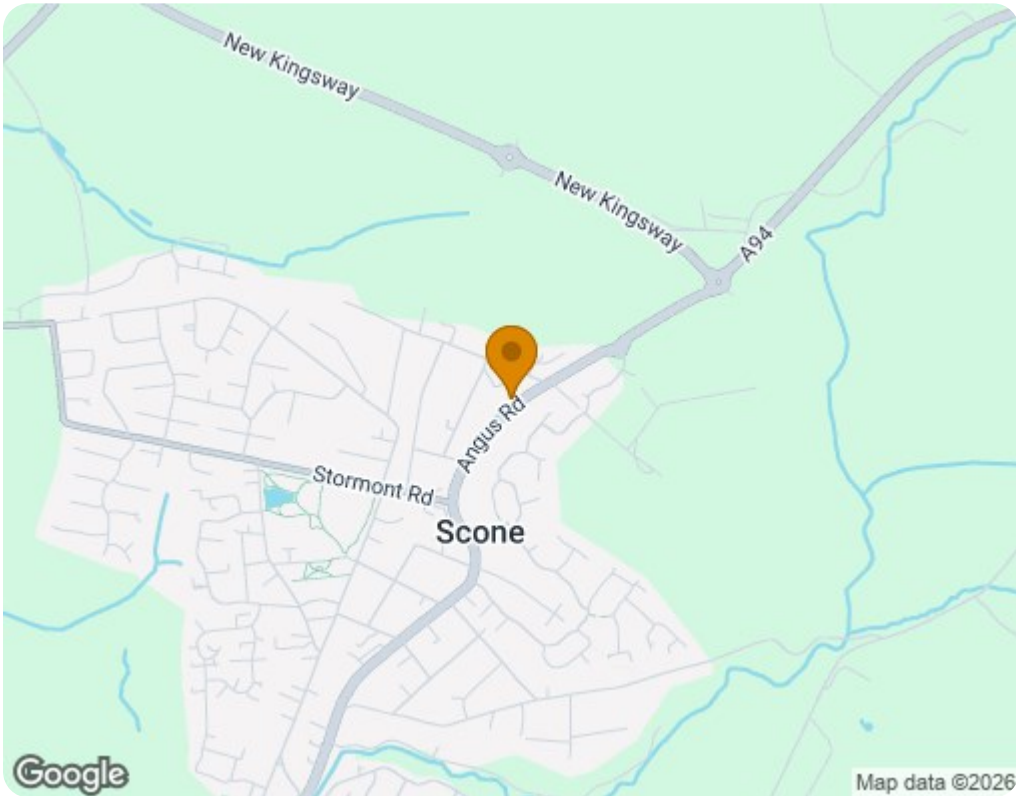
Downstairs Bathroom
7'5" x 5'11" (2.28 x 1.81)





- Unique detached house set over two levels
- In need of modernisation throughout, offering excellent potential
- Highly sought after location
- Four generous bedrooms
- Private driveway and garage
- Contact our mortgage team today to discuss your options!
- Bright and spacious lounge and additional living room on the lower level
- Sizeable private rear garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	43
(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		
(55-68) D		
(39-54) E		
(21-38) F	78	82
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		