

Simple Approach



**108 Stormont Road, Perth  
PH2 6PJ**

**Offers over £169,950**

Situated in the desirable area of Scone, Perth, this delightful house on Stormont Road offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living environment. The well-appointed reception room features a log burning stove, creating a warm and inviting atmosphere, perfect for cosy evenings.

The house also boasts a practical utility room, providing additional space for laundry and storage, which enhances the overall functionality of the home. The private front and rear gardens offer a wonderful outdoor retreat, ideal for enjoying the fresh air or entertaining guests during the warmer months.

This property benefits from double glazing and gas central heating, ensuring a comfortable living space throughout the year. Its location is particularly advantageous, as it is close to all local amenities, including shops, schools, and parks, making daily life convenient. Furthermore, excellent transport links are readily available, providing easy access to Perth and beyond.

In summary, this charming house on Stormont Road presents an excellent opportunity for those seeking a comfortable and well-located home in Scone. With its appealing features and proximity to essential services, it is a property not to be missed.

**Lounge**  
10'6" x 16'4" (3.21 x 4.98 )

**Kitchen**  
12'5" x 7'10" (3.81 x 2.40 )

**Utility Room**  
7'11" x 5'0" (2.42 x 1.54 )

**WC**  
3'6" x 7'9" (1.09 x 2.38)

**Bedroom One**  
10'9" x 16'4" (3.28 x 4.99)

**Bedroom Two**  
9'8" x 10'7" (2.96 x 3.24)

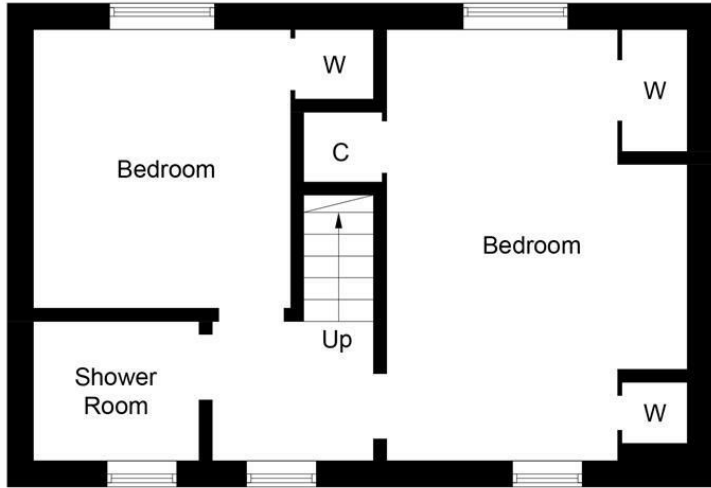
**Shower Room**



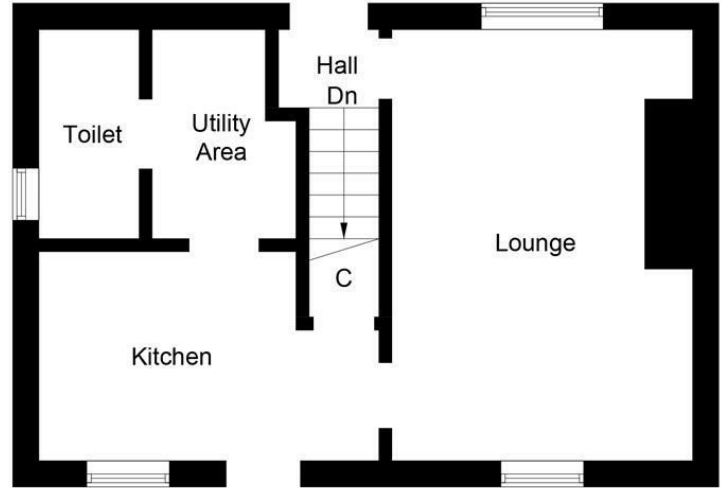


- Two Spacious Double Bedrooms
- Private Front & Rear Garden
- Practical Utility Room
- Double Glazing & Gas Central Heating
- Located in a Highly Sought After Area
- Do You Need A Mortgage Appointment Quickly?  
Call Simple Approach Mortgages Today!
- Log-burning Stove in Lounge
- Close to all Local Amenities

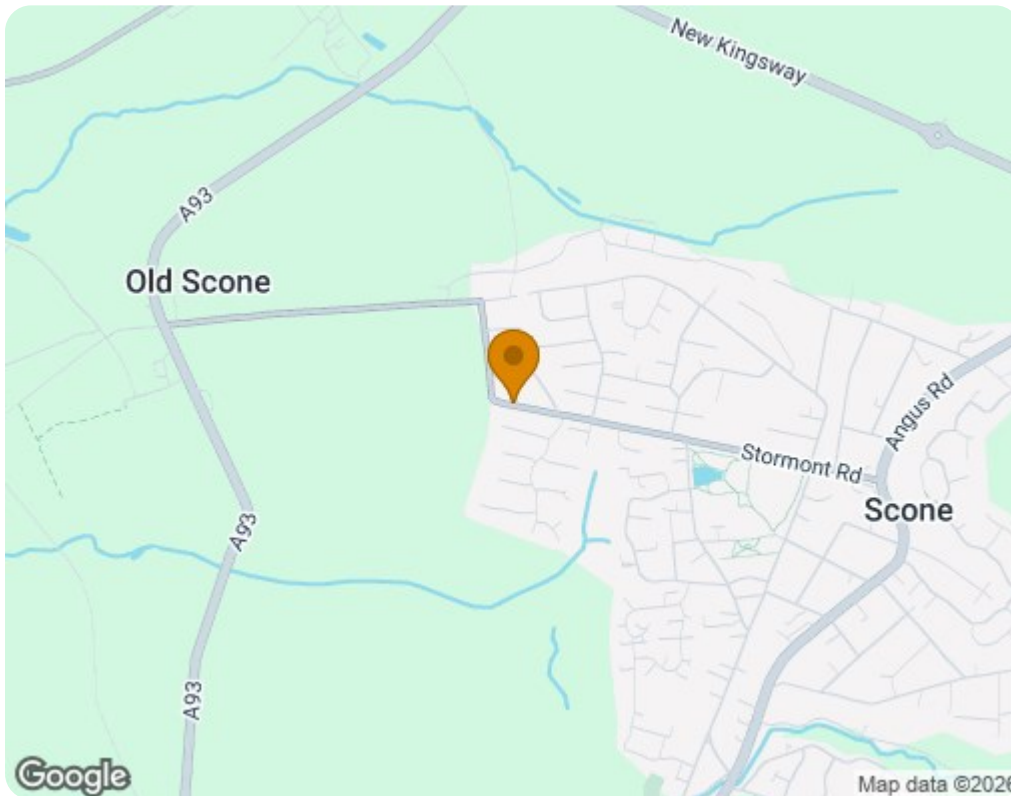




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		