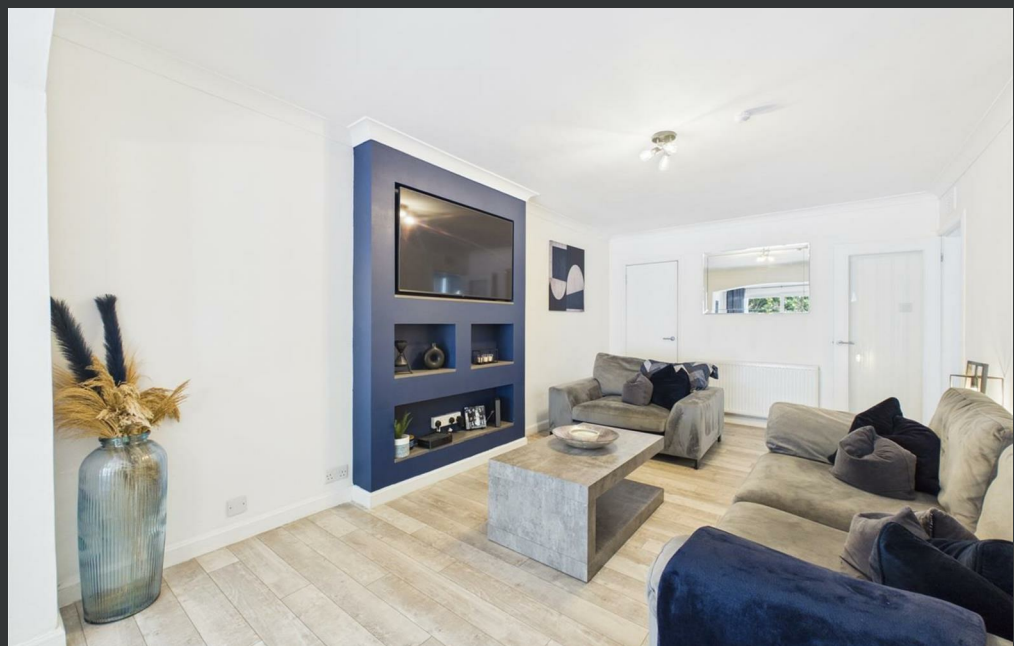




29 Birch Avenue, Scone, PH2 6LE
Offers over £165,000

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29 Birch Avenue Scone, PH2 6LE

- Two-bedroom home
- Spacious living room
- Separate dining area
- Stylish shower room
- Low maintenance rear garden
- Popular Scone location
- Contemporary media wall
- Generous fitted kitchen
- Gas central heating
- Well-presented throughout

A well-presented two-bedroom home situated within the popular Perthshire village of Scone, 29 Birch Avenue offers bright, generous accommodation arranged over two levels, together with a private outdoor garden to the rear.

The ground floor opens into a welcoming hallway before leading through to the spacious living room. Stylishly presented, this comfortable space features a contemporary media wall and flows naturally into the adjoining dining area. Large glazed doors provide plenty of natural light while opening directly onto the rear patio, creating an excellent connection between the indoor and outdoor spaces. The dining area continues into a generous fitted kitchen featuring an excellent range of storage and worktop space, resulting in a particularly sociable and practical ground-floor layout. Upstairs, the property offers two well-proportioned double bedrooms. A modern shower room completes the first floor. Externally, the enclosed rear patio provides a private, low-maintenance space for outdoor seating and entertaining. Combining stylish presentation, generous living space and a sought-after village setting, this attractive home would suit first-time buyers, couples, young families or those looking to downsize.

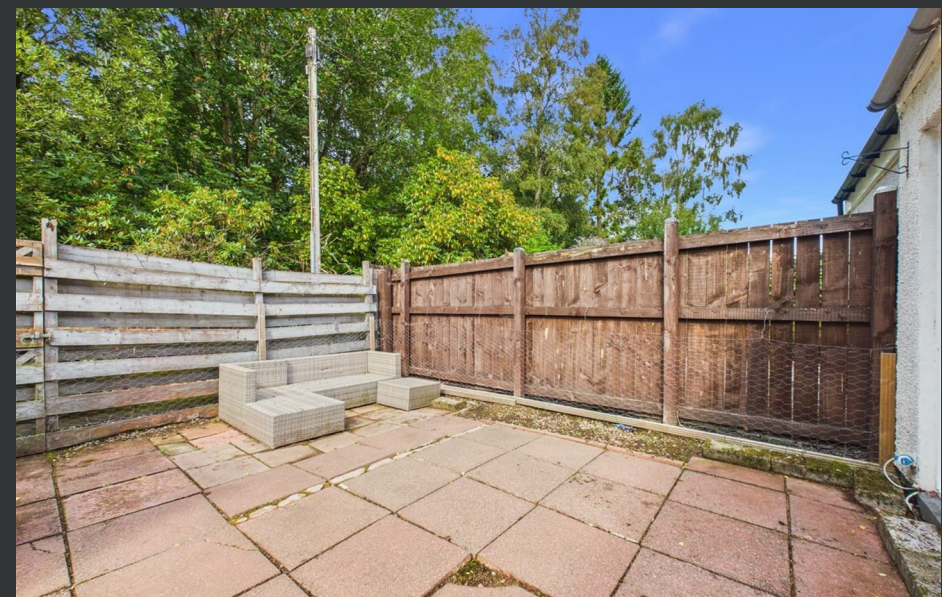
Offers over £165,000





Location

Scone is a highly sought-after village located just a few miles from Perth city centre, offering an excellent balance of village living and convenient access to the city. The village provides a good range of everyday amenities including local shops, cafés, schooling, healthcare and recreational facilities. Nearby Scone Palace and the surrounding countryside offer excellent opportunities for walking and outdoor pursuits, while Perth provides a wider selection of shopping, dining, leisure and cultural attractions. Regular transport connections and convenient road links make commuting straightforward, with access available towards Dundee, Edinburgh and the wider central belt, making Scone a popular and practical place to live.







Ground floor



Floor 1

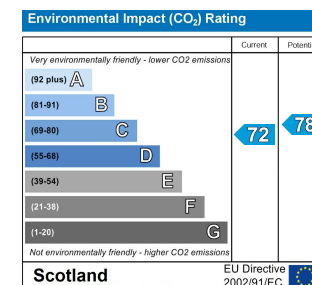
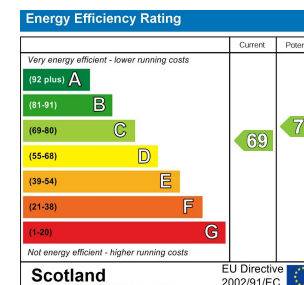
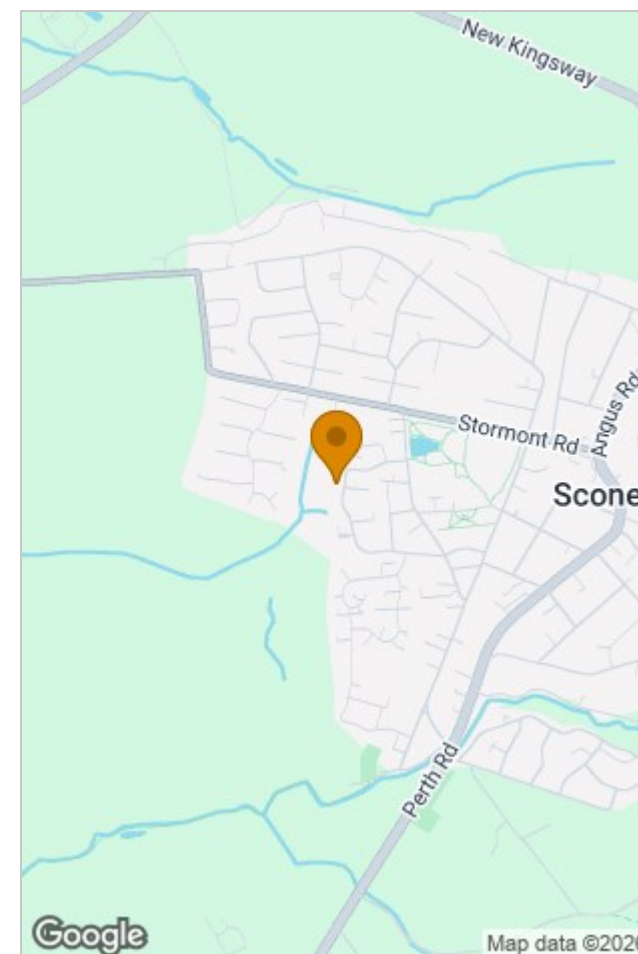


Approximate total area⁽¹⁾
896 ft²
83.2 m²

(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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