



1 Annaty Court Goshen Road, Scone, PH2 6UD
Offers over £145,000

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- Spacious ground-floor flat
- Bright living room with bay window
- Modern shower room
- Well-maintained communal gardens
- Own private entrance
- Two well-proportioned bedrooms
- Fitted kitchen with dining space
- Gas central heating & double glazing
- Allocated off-street parking
- Popular Scone location

1 Annaty Court is a very well-presented two-bedroom ground-floor flat set within a quiet and well-maintained residential development in the popular village of Scone. The property offers bright, well-proportioned accommodation on one level, ideal for first-time buyers, downsizers or buy-to-let investors.

The accommodation comprises a welcoming entrance vestibule leading into a central hallway providing access to all rooms. The living room is generously sized and benefits from a bay window, allowing excellent natural light and creating an attractive focal point. The kitchen is neatly laid out with a good range of base and wall units, ample worktop space and room for casual dining. There are two well-proportioned bedrooms, both offering flexibility for use as sleeping accommodation, guest room or home office. The modern shower room is finished with a white suite and fitted shower enclosure. Externally, the property enjoys access to well-maintained communal garden grounds and residents' parking. Presented in move-in condition, this attractive home offers comfortable living in a convenient and sought-after location.



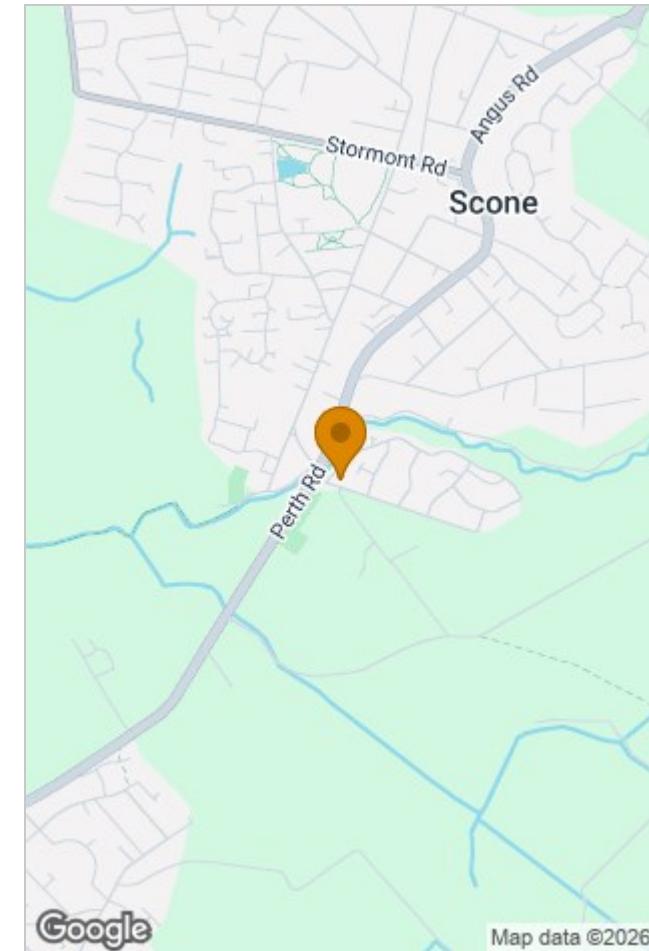
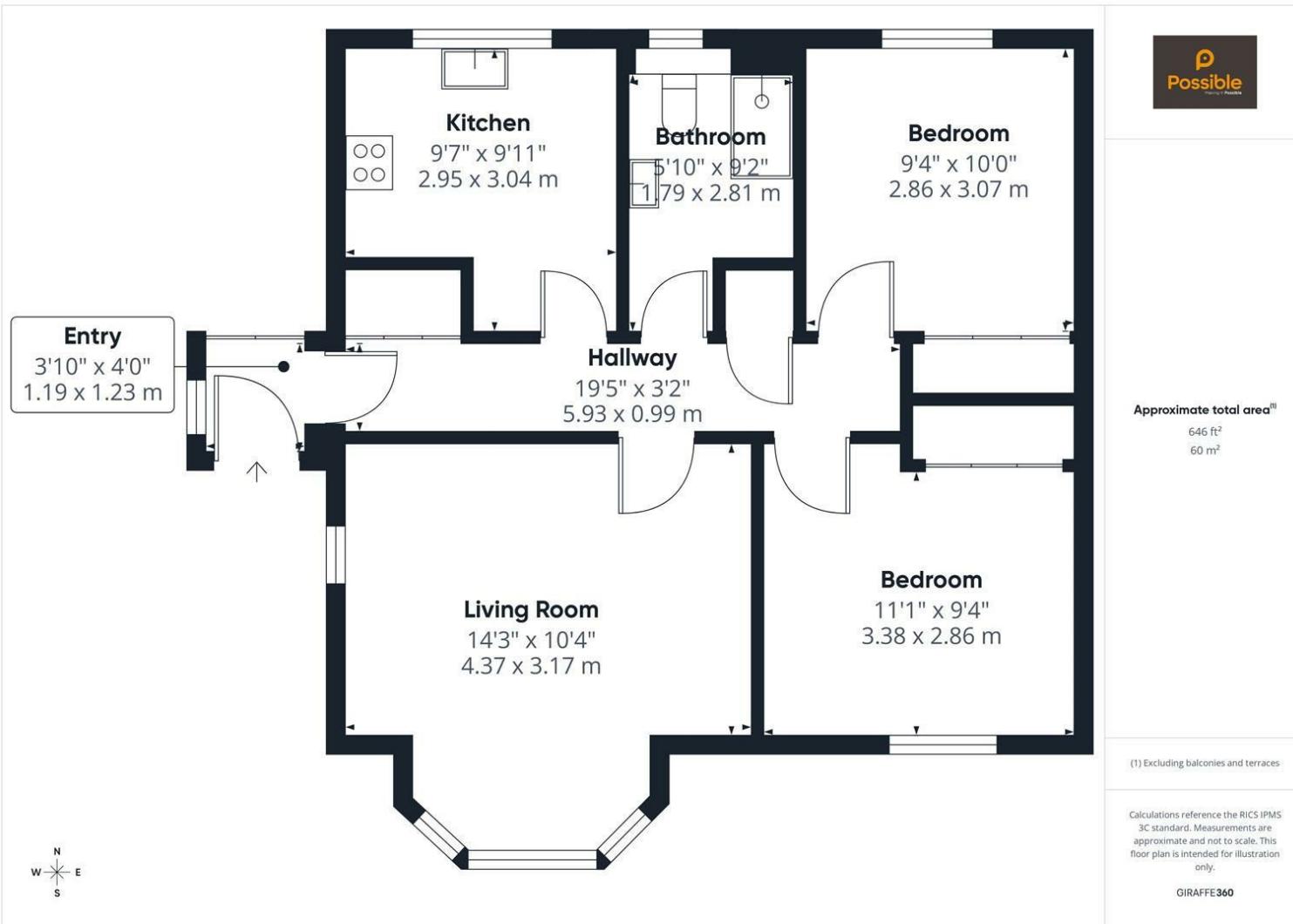


Location

Scone is a highly sought-after village located just a short distance from Perth city centre, offering an excellent balance of village charm and everyday convenience. The area provides a range of local amenities including shops, cafés, medical facilities and well-regarded schooling. Scone is also home to the historic Scone Palace and enjoys easy access to attractive riverside walks and countryside trails. Perth city centre offers a wider selection of shopping, leisure facilities and transport links, including a mainline railway station. With strong road connections to the A9 and surrounding routes, Scone remains a popular choice for commuters and those seeking a relaxed lifestyle close to the city.







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

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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