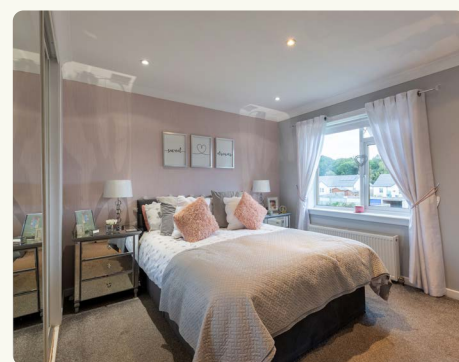




66 Spoutwells Drive,
Scone PH2 6SB



Right and well-proportioned family sized mid terraced villa situated in popular village of Scone

 3 Bed  1 Bath  1 Reception

Presented to the market in exceptional condition throughout, this bright and well-proportioned mid-terraced villa offers stylish, family-sized accommodation in the popular village of Scone. Spoutwells Drive is ideally positioned for access to Robert Douglas Memorial Primary School, a children's play park, local bus routes and a range of village amenities. The home is in walk-in condition and would suit a variety of buyers, including professional couples and young or growing families.

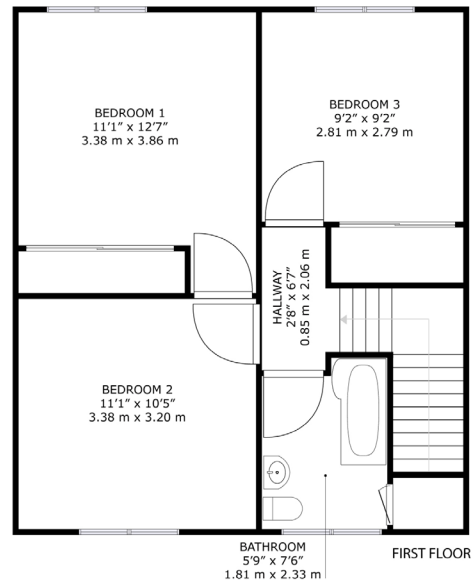
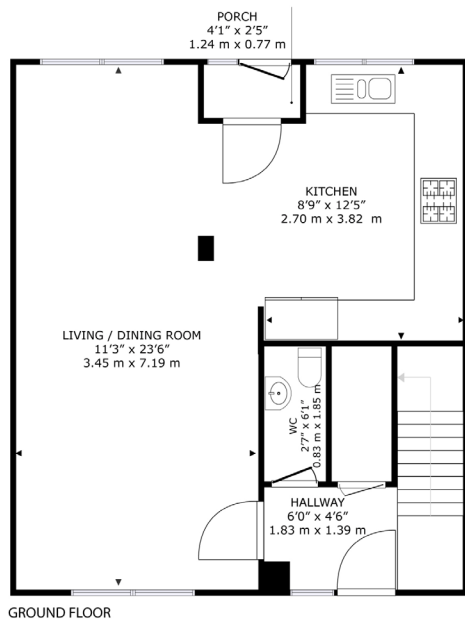
The accommodation is arranged over two levels. On the ground floor, the entrance hallway provides access to a deep understairs storage cupboard and a cloakroom/ WC. A particular highlight is the superb open-plan family room and dining kitchen. The lounge area is positioned to the front, while the family/dining space sits to the rear and opens into the modern fitted kitchen. The kitchen offers a range of units, integrated appliances and a door leading to a rear vestibule with access to the garden. On the first floor, there are three double bedrooms and a modern three-piece bathroom suite with a shower over the bath.

Externally to the front, the property has an area of lawn. To the rear, the enclosed family- and pet-friendly garden includes a patio, garden shed and lawned area, along with two parking spaces. There is also a garage within a nearby terraced row to the rear of the property.

Features

- Open plan lounge/dining room/kitchen
- Ground floor cloakroom/ WC
- 3 good sized bedrooms
- Family bathroom
- Enclosed rear garden
- Separate garage
- Off street parking
- EPC Rating C

Offers Over £225,000



66 Spoutwells Drive, Scone, PH2 6SB

GROSS INTERNAL AREA
 GROUND FLOOR : 526 sq. ft, 48.9 m², FIRST FLOOR : 485 sq. ft, 45.1 m²
 TOTAL: 1011 sq. ft, 94.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The property is conveniently located within the desirable village of Scone, approximately two miles to the north-east of Perth. There are various local services and amenities which can be found nearby including a supermarket, restaurants and pubs, health centre, the highly regarded Robert Douglas Memorial primary school, and a regular bus route into Perth.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 01738 630222

✉ perthproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.