

Thorntons
The right way to move

6 Affric Avenue, Scone, Perth
PH2 6SH

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EPC
C

Thorntons Property | Perth | 7 Whitefriars Crescent, Perth, PH2 0PA | 01738 443456 | perthea@thorntons-law.co.uk







Summary

Situated within a desirable residential area of Scone, this spacious three-bedroom mid-terraced home comprises: a spacious lounge with ample room for dining, modern breakfasting kitchen and a dining area/sunroom with patio doors opening directly onto the garden. Further accommodation includes three well-proportioned bedrooms, a family bathroom complete with corner bath and separate shower, useful storage and additional flexible box room on the lower level which could be utilised as a home office, study or utility area. Externally, the property enjoys garden grounds to both the front and rear.

Features

- Spacious three-bedroom mid-terraced home
- Lounge with ample dining space
- Spacious and modern breakfasting kitchen
- Sunroom/dining area with patio doors
- 3 Bedrooms
- Box Room
- Family bathroom
- Front and rear garden grounds
- GCH; DG; EPC - C

Room Measurements

Lounge: 3.82m x 6.78m
Kitchen: 3.18m x 6.45m
Box Room/Utility: 1.69m x 1.83m
Bedroom 1: 3.50m x 3.20m
Bedroom 2: 2.62m x 3.19m
Bedroom 3: 2.63m x 1.83m
Bathroom: 2.48m x 2.89m

Spacious three-bedroom mid-terraced home conveniently located for local amenities, schooling and access to Perth city centre.



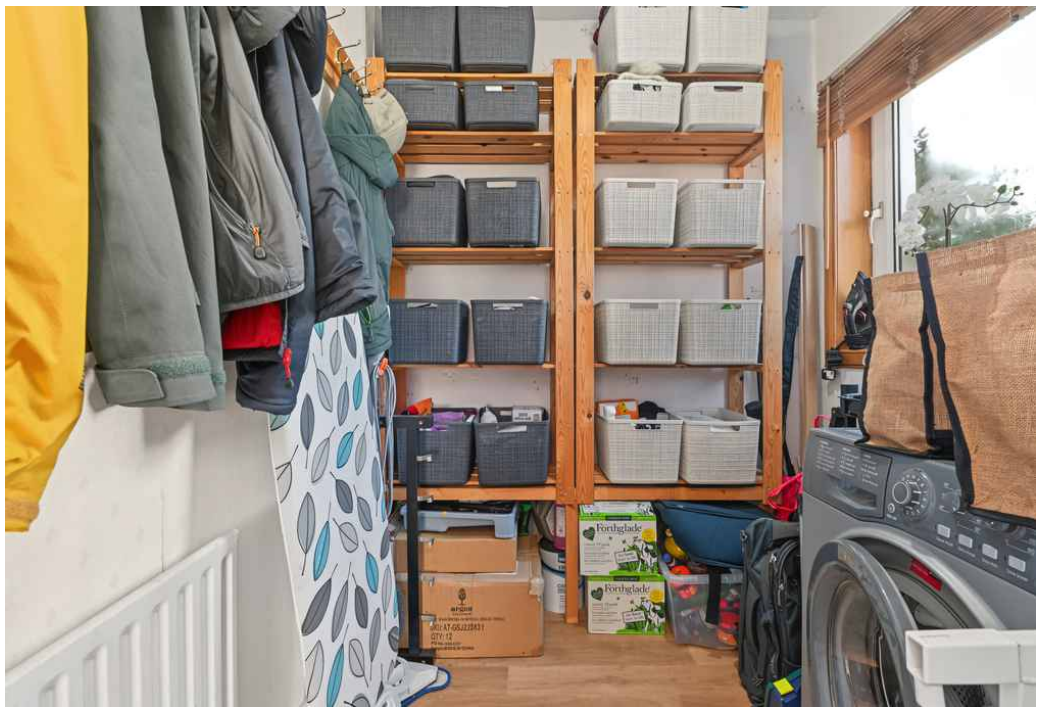





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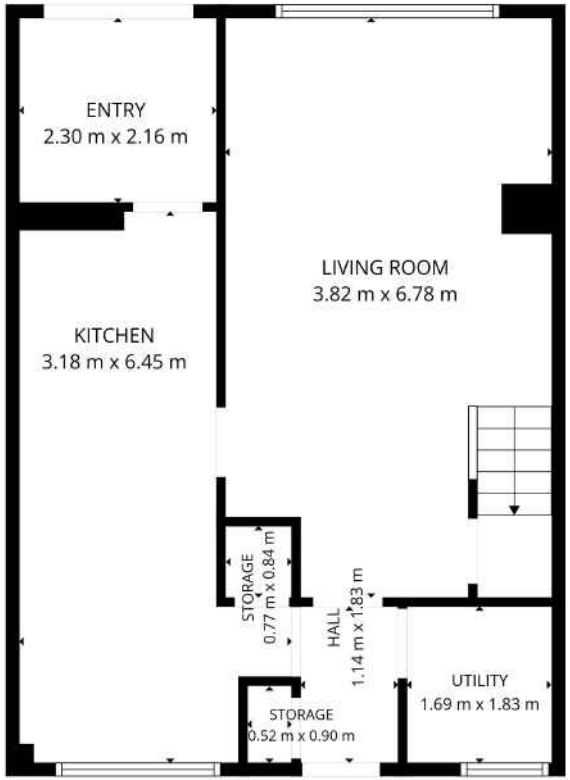




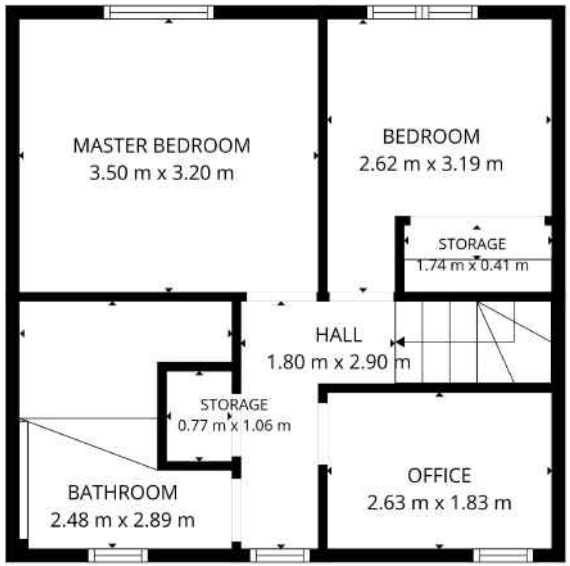
Ideal for first-time buyers, families and buy-to-let investors.



Floorplan



1ST FLOOR



2ND FLOOR

Total: 86 m2
1st Floor: 50 M2, 2nd Floor: 36 m2
Excluded Areas: Utility: 3 M2, Storage: 3 M2, Walls: 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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NO HIDDEN COSTS

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