

Thorntons
The right way to move

# 11 Thistle Place, Scone

Perthshire,
PH2 6RX

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## Property Summary

Set within a popular residential part of Scone, this semi-detached modern house offers comfortable accommodation over two levels, with private front and rear gardens and a drive adding everyday practicality. In good order, it will appeal to first-time buyers, downsizers and investors alike, while local amenities and easy access into Perth further enhance its convenience.

An entrance hall leads into a bright dual-aspect living/dining room extending the depth of the house, with space for both seating and meals and a fireplace as a focal point. The adjoining kitchen is fitted with ample cabinetry, worktop space and room for appliances. Upstairs, the landing serves two double bedrooms and the bathroom. The layout is practical and easy to manage. Outside, the private gardens and off-street parking complete the picture.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

## Features

- Semi-detached modern house in popular Scone
- Good accommodation arranged over two floors
- Entrance hall with stair rising to the upper level
- Bright dual-aspect living/dining room spanning the depth of the house
- Distinct seating and dining areas with a fireplace
- Fitted kitchen with generous storage and worktop space
- Two comfortable double bedrooms with wardrobes
- Family bathroom
- Private gardens to the front and rear of the house
- Private drive providing off-street parking
- Gas central heating and double glazing



















Click here to take a virtual tour











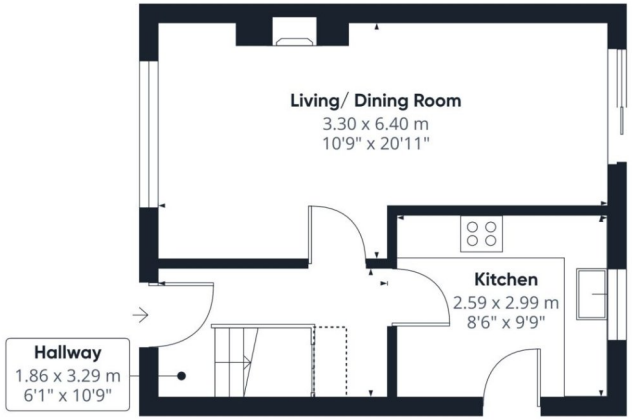
# Scone, Perthshire

Scone is a popular Perthshire village on the edge of Perth, valued for its established residential character and the ease with which it combines a community feel with everyday convenience. Local shopping and services cater well for day-to-day needs, with convenience stores and other useful amenities close at hand, while nearby Perth offers a broader range of supermarkets, high street retailers, cafés, restaurants and professional services. The village also enjoys attractive open surroundings, giving residents a welcome sense of space while keeping city facilities within easy reach.

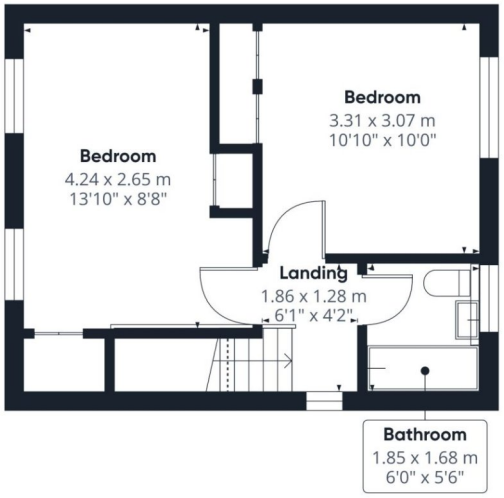
The area suits a wide range of lifestyles. Walks around the village, the nearby Scone Palace grounds and the wider Perthshire countryside are easily enjoyed, while Perth adds a strong choice of leisure facilities, gyms, sports clubs, theatres, a concert hall and cultural attractions. Golf, riverside walks and other outdoor pursuits are also readily available across the wider area. Schooling is available locally for younger children, with secondary education and further options accessible in Perth. This balance of village setting and wider city provision is one of Scone's enduring attractions for buyers at many stages of life.

For commuting, Scone is well placed for straightforward road links into Perth and onwards to the wider region, with convenient access to routes serving Dundee, Edinburgh, Glasgow and the north. Perth railway station provides regular services to key destinations across Scotland, making travel for work or leisure practical, and regular bus services also connect Scone with Perth and surrounding areas. It remains a consistently popular choice for commuters and families…

# Floorplan




**Main Floor** Building 1







**FLoor Level 2** Building 1

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**Approximate total area**(1)

63 m²
678 ft²

**Reduced headroom**

0.4 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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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