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6 Spoutwells Road,
Scone PH2 6RW







Detached three-bedroom bungalow offering generous family accommodation in the popular village of Scone

3 Bed | 1 Bath | 1 Reception

Set in the sought-after village of Scone, close to local amenities, this three-bedroom detached bungalow offers generous family accommodation. The property benefits from gas central heating, double glazing, good storage and a well-kept, family-friendly garden.

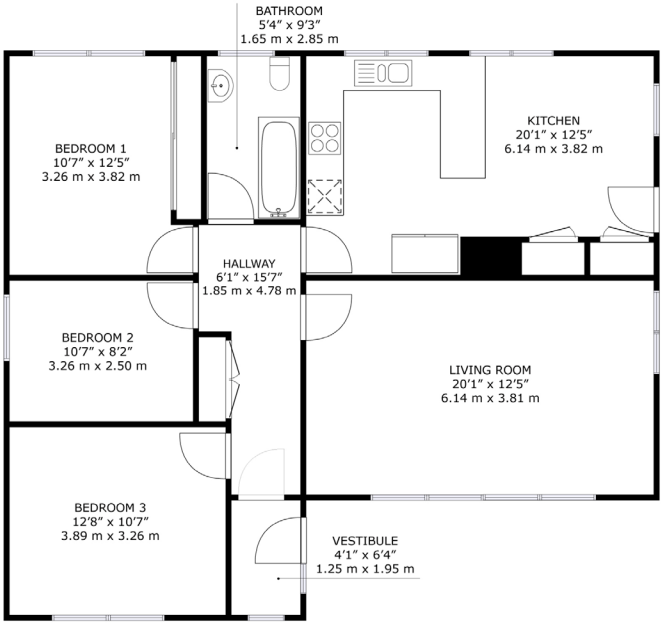
The accommodation comprises an entrance vestibule leading into the hallway, which features a double storage cupboard, a dual-aspect lounge, a modern kitchen/dining room, three bedrooms and a family bathroom.

Externally to the front, a lawn and patio area provide space to enjoy the finer weather. A small rear garden includes a timber shed, while off-street parking is available for one vehicle and has the added benefit of an EV charger.

Features

- Dual aspect lounge
- Modern kitchen/dining room
- 3 good sized bedrooms
- Family bathroom
- GCH and double glazing
- Gardens
- Off street parking with EV charger
- EPC Rating C

Offers Over £275,000



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GROSS INTERNAL AREA
TOTAL: 1078 sq.ft, 100.2 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 Lindsays 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.