



38 Goshen Road, Scone, PH2 6NA
Offers over £168,000





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- 3 double bedrooms
- Large lounge
- Gas central heating
- Generous rear garden
- Good storage space
- Detached cabin/salon
- Sun room with space for dining
- Double glazing
- Off-street parking
- Sought-after location

38 Goshen Road benefits from a number of features that will appeal to potential buyers; spacious accommodation, good storage space, gas central heating, double glazing, off-street parking, a generous rear garden and, perhaps the real hidden gem, a fully-equipped and purpose-built cabin to the rear which offers a multitude of uses. All of this, in one of the most desirable villages in the Perth area. The property also has planning permission for a two-storey extension to the side and rear which would add a larger bathroom, second lounge and large dining kitchen on the ground floor plus a 4th bedroom and shower room upstairs.

The property is entered into a bright vestibule which leads into the hallway and bathroom. The large lounge offers space for a range of furniture and has double doors leading into a sun room which can also be accessed from the kitchen. On the first floor, all three bedrooms and good size double rooms with the largest being notably spacious. There's also a loft access hatch to additional storage space.

The cabin almost justifies a full set of particulars itself. It is currently used as a fully functioning hair and beauty salon with lighting, power and water supplies. The modern standard of insulation and double glazing means it is also kept warm and protected from the elements. It even has its own separate WC. It could of course suit a range of different uses such as a home gym or yoga studio, office, an artists studio, games rooms, cinema or simply a great place to relax and unwind. Whatever the use may be, the simple fact it is; the cabin is undeniably brilliant.

The large proportions of the garden to the rear mean that the addition of the cabin has in no way compromised the garden space. There is a pleasant decking area with plenty of space for seating and an area of lawn to the back which enjoys a sunny south-facing aspect.

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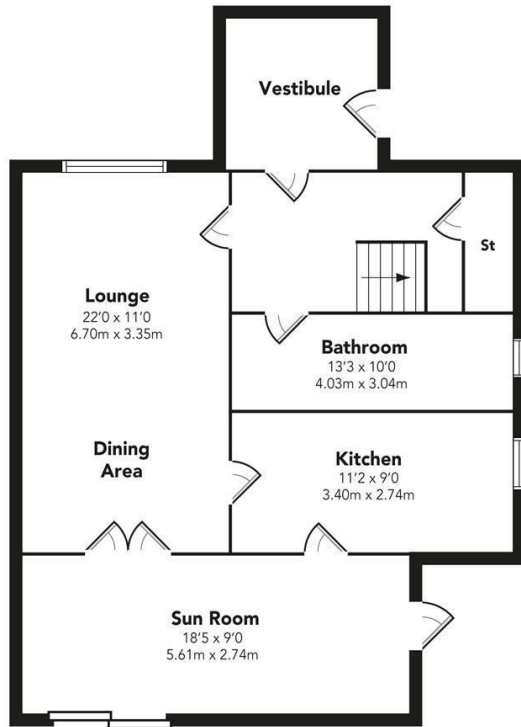
Location

This property enjoys a convenient position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, bakery, restaurants, health centre, bus route, nursery, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school. Scone Park-and-ride can also be found nearby.





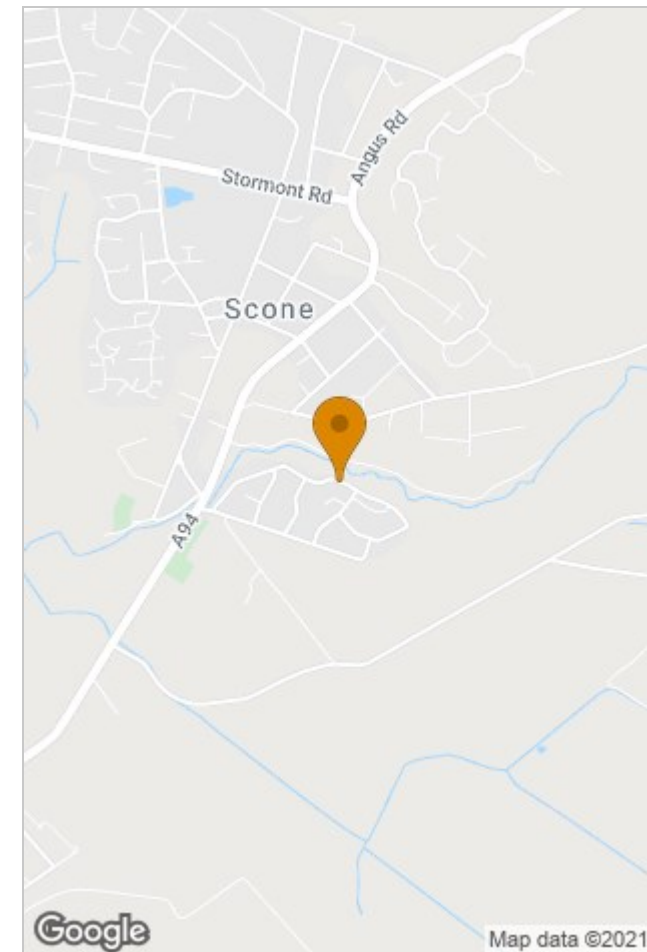
GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



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.

