



4 Druids Road, Scone, PH2 6LQ
Offers over £197,500

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4 Druids Road Scone, PH2 6LQ

- Generous semi-detached villa
- Spacious living room
- Gas central heating
- Very private rear garden
- Sought-after location
- 3 double bedrooms
- Generous sun room/dining room
- Double glazing
- Wealth of off-street parking
- Move-in condition

A beautifully appointed 3 bedroom semi-detached villa located within the highly sought-after village of Scone. Positioned on a quiet side street, the property boasts bright and notably generous accommodation over two floors and has also been extended to the rear with the addition of a large sun room/dining room spanning the full width of the property. It also features gas central heating, double glazing, a wealth of off-street parking, a garage and a very private rear garden.

On the ground floor there is an entrance hallway with stairs to the first floor, a spacious living room, double bedroom, a large sun room incorporating space for seating and dining and a kitchen with a good amount of base and wall units. On the first floor there is a family bathroom and two generous double bedrooms. To the front of the property there is a low maintenance area of garden laid with stone chips and a double-width driveway leading to a timber garage. The garden to the rear enjoys a sunny south-to-west-facing aspect and enjoys a high degree of privacy. It features an area of lawn, a slabbed patio and a timber shed.

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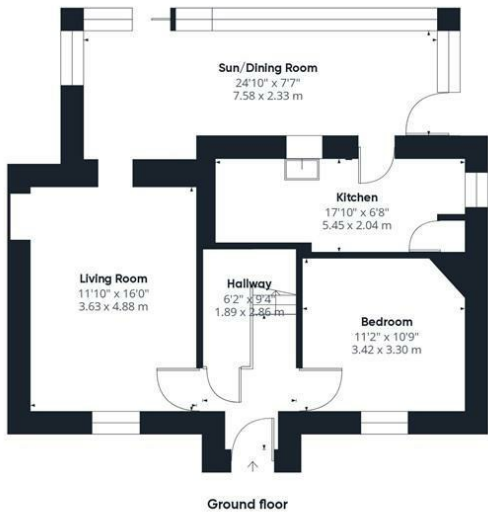


Location

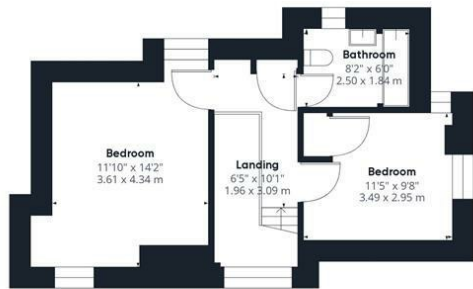
This property enjoys a convenient and very private position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, butchers, restaurants, country pub, health centre, bus route, vet, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school and nursery is within walking distance. Scone Park-and-ride can also be found nearby. Travel links give easy access to Perth and a number of additional services, shops and amenities.







Ground floor



Floor 1

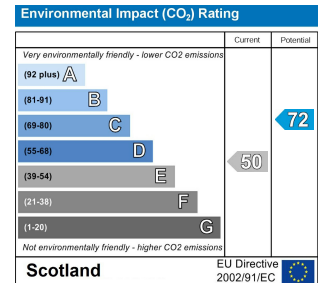
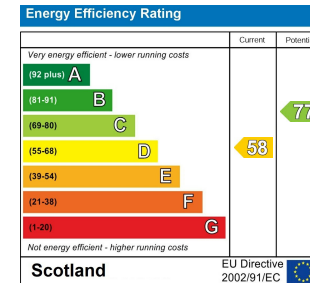
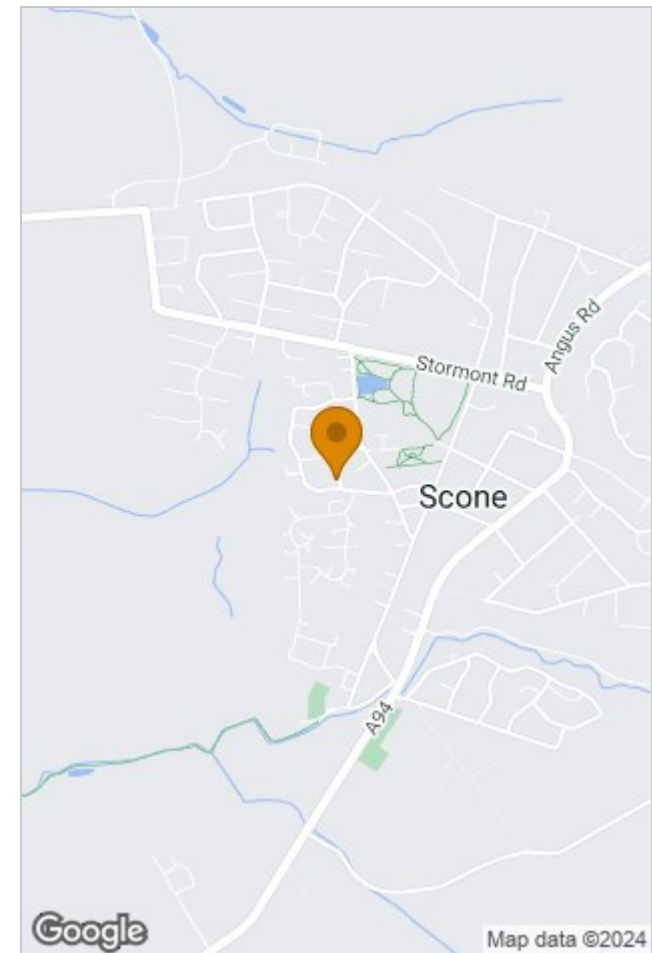


Approximate total area⁽¹⁾
1129.04 ft²
104.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.