



122a Stormont Road, Perth, PH2 6PJ  
Offers over £237,500

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## 122a Stormont Road Perth, PH2 6PJ

- Stylish semi-detached villa
- Generous living room
- Very private rear garden
- Gas central heating
- Presented in superb condition
- 3 bedrooms 1 en-suite
- Spacious dining kitchen
- Excellent storage space
- Double glazing
- Off-street parking & garage

Welcome to this stylish semi-detached home on Stormont Road in the sought-after village of Scone. The property boasts a warm and inviting atmosphere with a generous living room, spacious dining kitchen, three bedrooms, and two bathrooms, perfect for a growing family or those who love to entertain. Upon entering, you'll be greeted by a beautifully presented interior that exudes elegance and style. The property is in excellent condition, meticulously maintained to offer a comfortable and modern living space. With excellent storage space throughout, you'll have no trouble keeping your belongings neatly organised.

One of the highlights of this lovely home is the abundance of natural light that fills the rooms, creating a bright and airy ambiance. The tasteful decor adds a touch of sophistication, making it easy to envision yourself relaxing in this inviting space. Outside, you'll find a private rear garden where you can unwind and enjoy some outdoor tranquillity. With parking available for up to 3 vehicles, convenience is at your doorstep.

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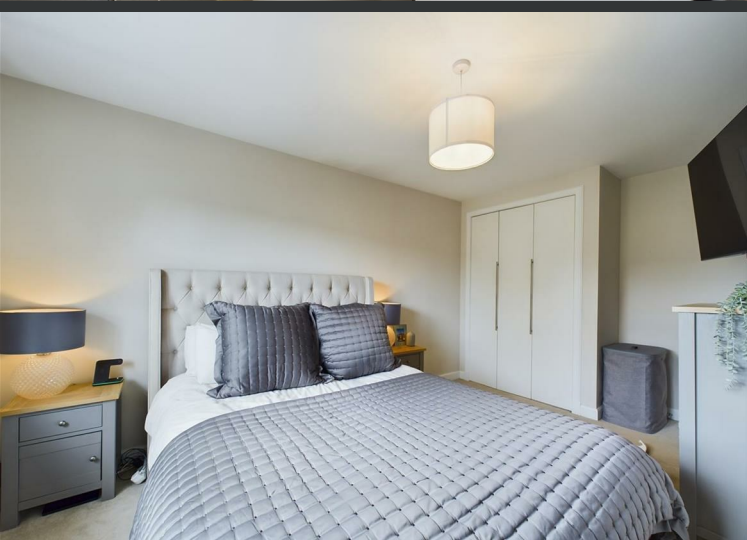


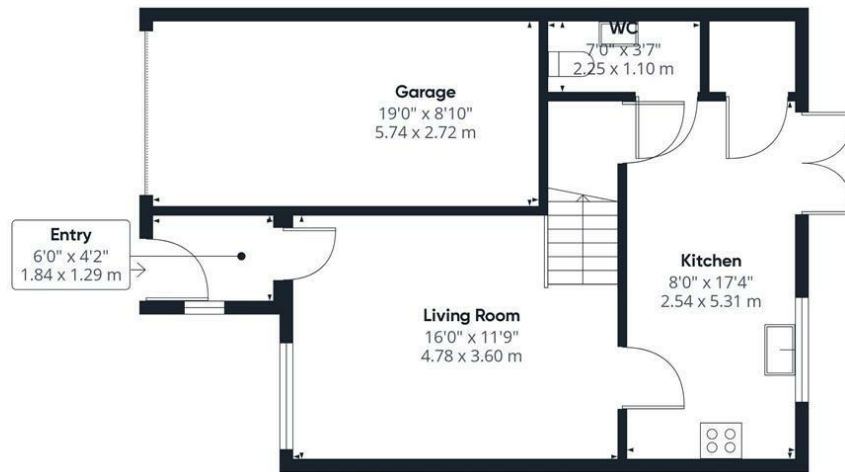


## Location

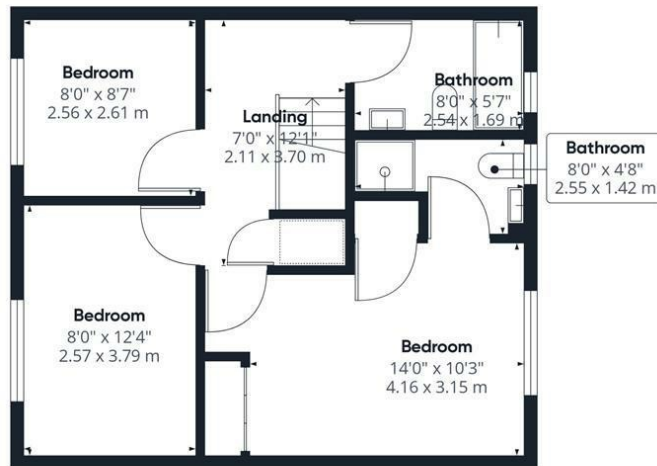
This property enjoys a convenient position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, butchers, restaurants, country pub, health centre, bus route, vet, various woodland walks and parklands and also the highly regarded 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

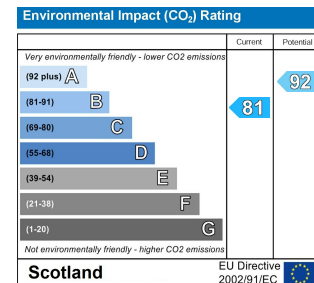
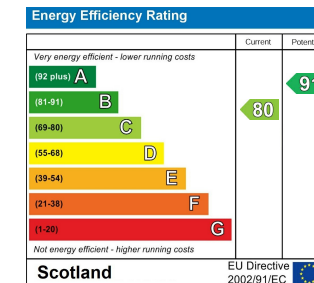
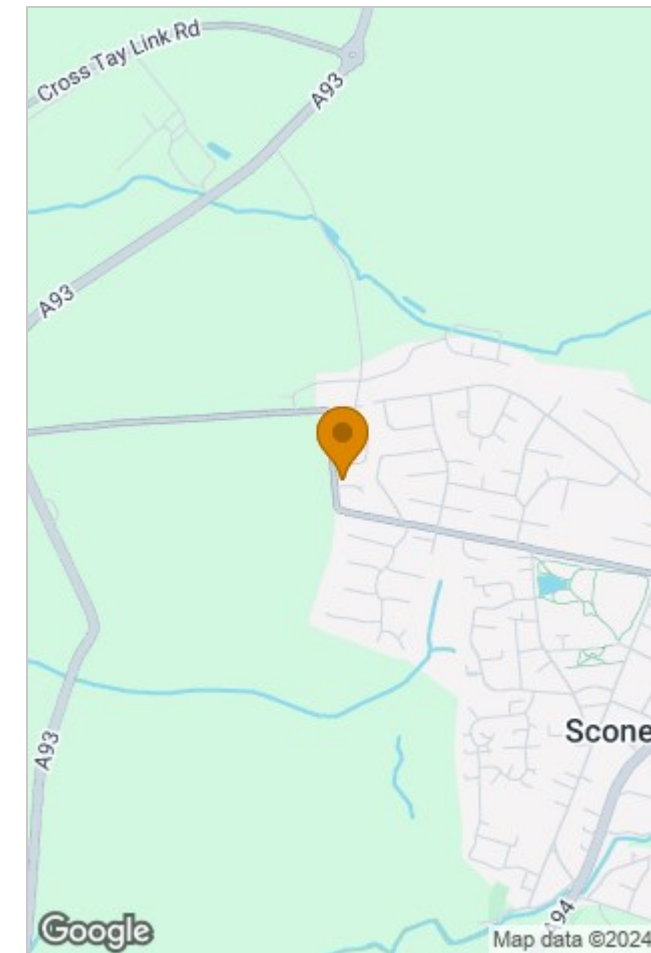


**Approximate total area<sup>(1)</sup>**  
 1071.22 ft<sup>2</sup>  
 99.52 m<sup>2</sup>

(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.