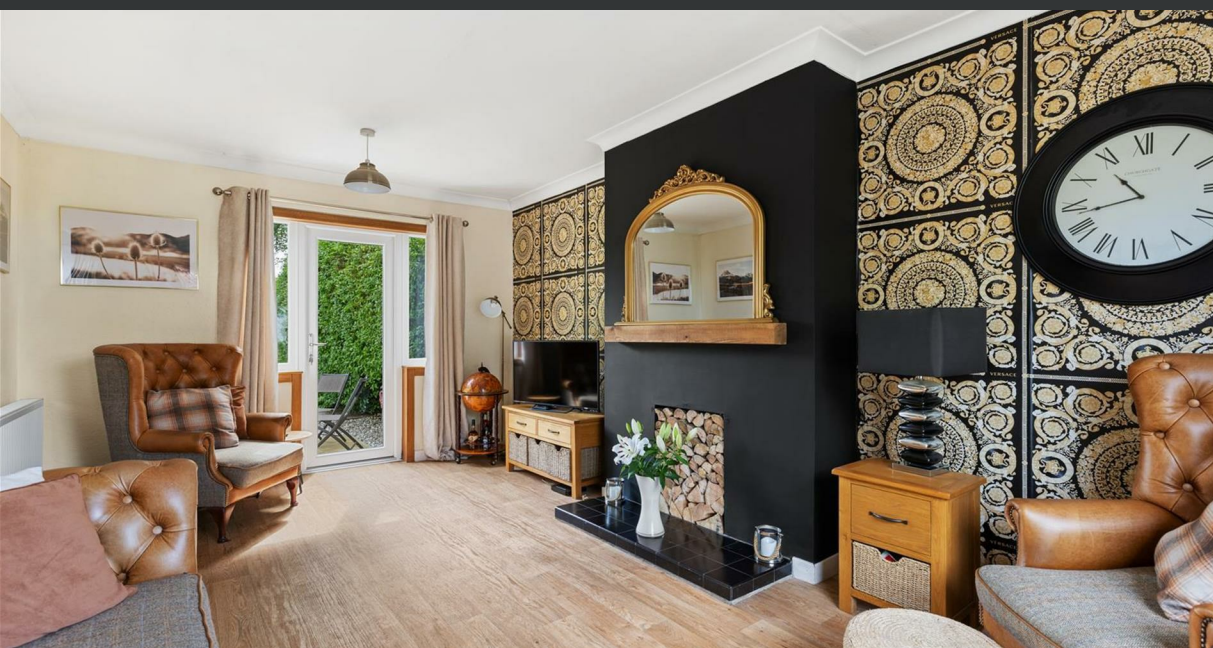




32 Spoutwells Road, Perth, PH2 6RW  
Offers over £315,000

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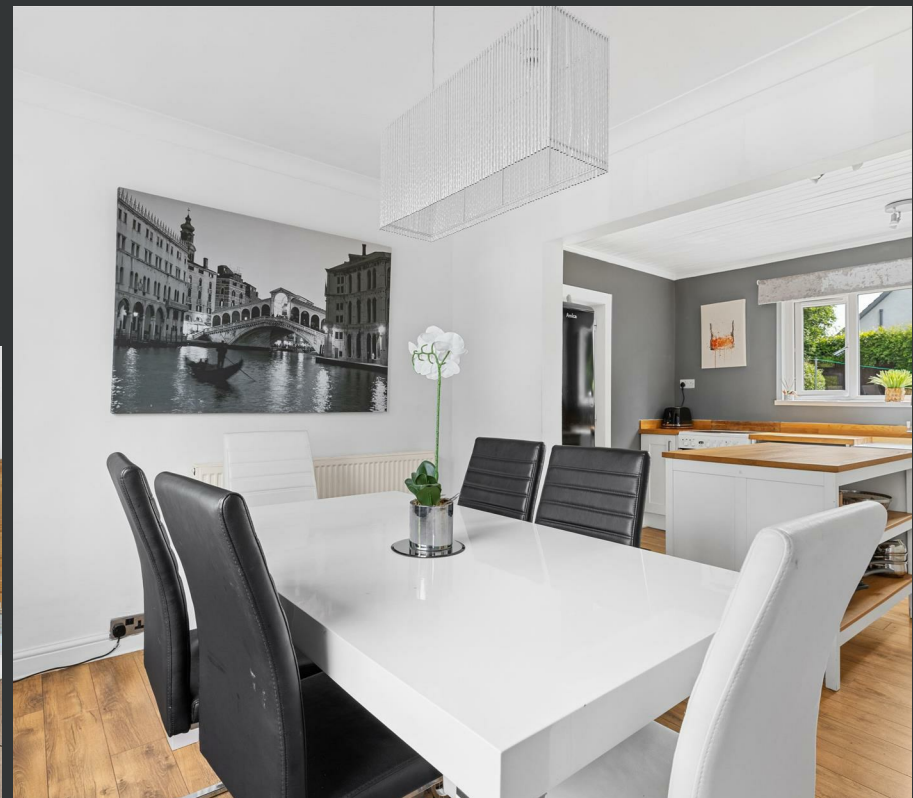
## 32 Spoutwells Road Perth, PH2 6RW

- Spacious 3-bedroom semi-detached villa
- Bright lounge with French doors to garden
- Generous bedrooms with excellent storage
- Large private garden with patio and lawn
- Gas central heating and double glazing
- One modern bathroom and a handy ground floor WC
- Stylish, open-plan kitchen and dining area
- Tastefully decorated throughout
- Ample driveway parking plus garage/store
- Located in a quiet, family-friendly area of Scone

Set within the heart of the ever-desirable village of Scone, 32 Spoutwells Road is a beautifully presented 3-bedroom, semi-detached villa that perfectly blends space, comfort, and modern styling. This charming home enjoys a peaceful residential setting, generous proportions, and impressive outdoor space—making it a fantastic choice for families, professionals, or anyone looking for versatile accommodation in a well-connected village.

The ground floor welcomes you with a bright entrance hallway and a handy cloakroom WC. A spacious dual-aspect lounge with large windows and French doors leads directly to the garden, flooding the space with natural light. The dining room flows seamlessly into a modern, well-equipped kitchen, creating an ideal setting for family meals or entertaining. Upstairs are three generously sized bedrooms, all with excellent storage options and plenty of natural light. A stylish bathroom with walk-in shower serves the upper floor. Externally, the property boasts a beautifully landscaped rear garden, fully enclosed for privacy and perfect for relaxing or entertaining. There is a large driveway to the front offering excellent off-street parking, as well as a handy garage/storage space. This property has been lovingly maintained and tastefully upgraded throughout, offering walk-in condition for its next owners.

Offers over £315,000



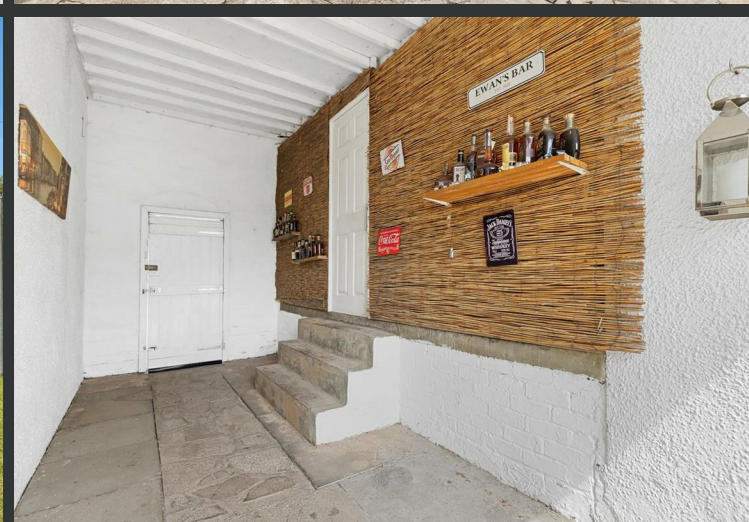
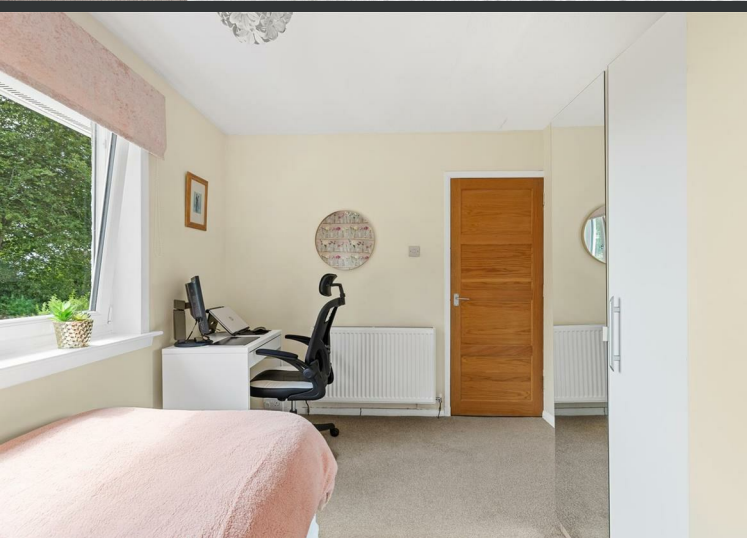




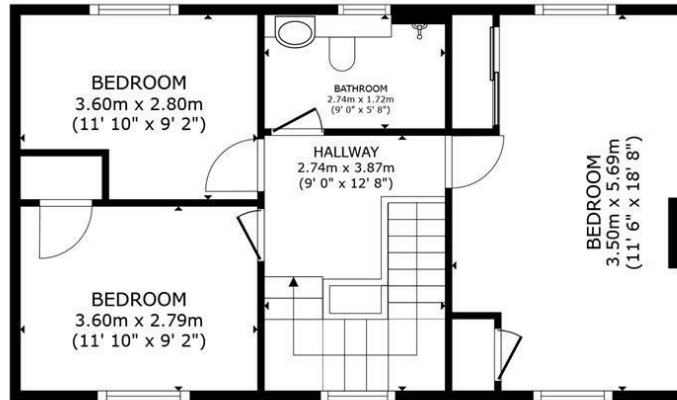
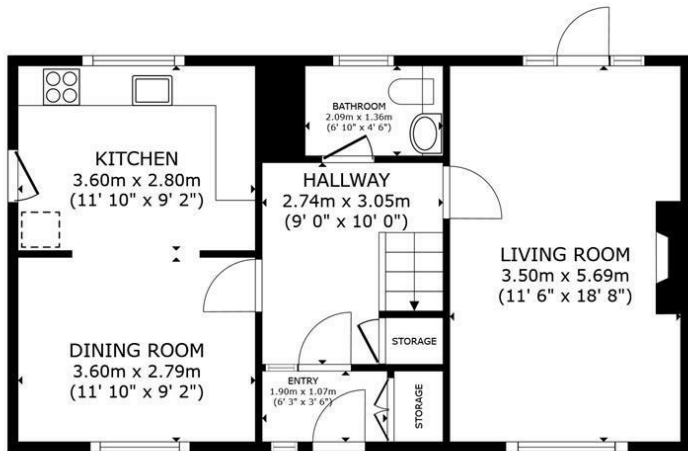
## Location

Scone is one of the most desirable villages in the Perthshire area, offering a perfect blend of countryside charm and urban convenience. Located just a short drive from Perth city centre, it boasts excellent local amenities including shops, cafes, a post office, pharmacy, and reputable primary schooling. The area is well-served by regular bus routes into Perth and beyond, making it ideal for commuters. Nearby woodland walks, Scone Palace, and golf courses provide plenty of leisure options, while the close-knit community feel makes it a wonderful place to call home. Spoutwells Road is a peaceful and well-established residential street.

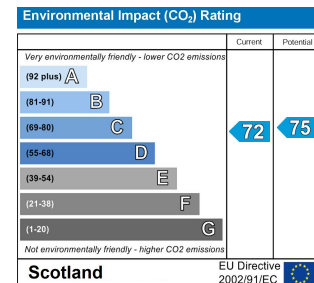
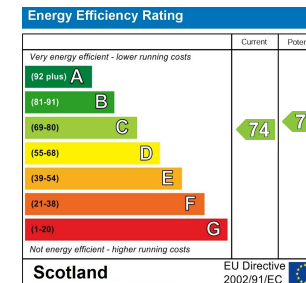
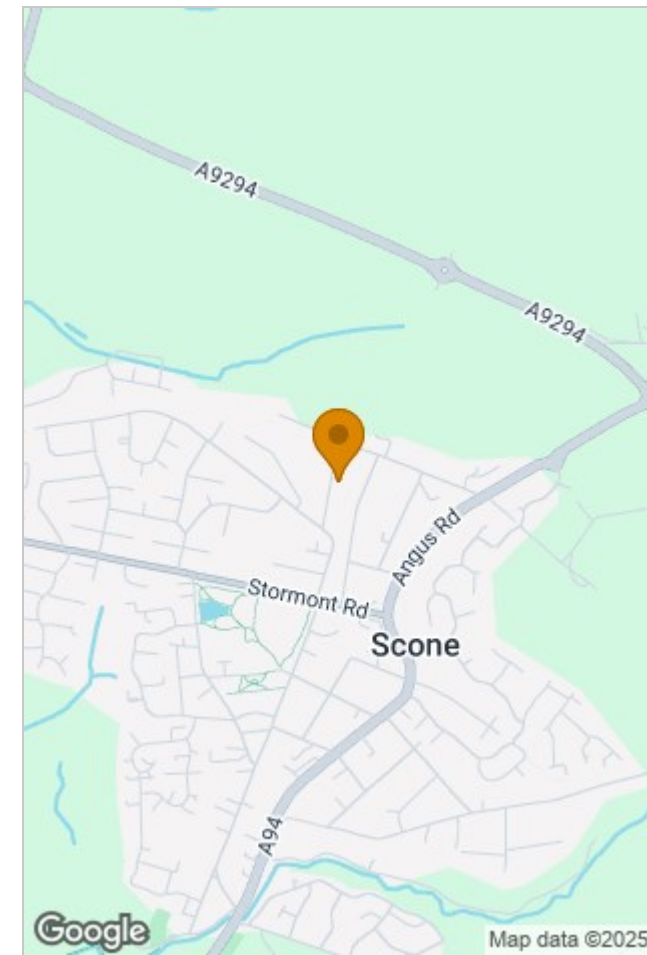








GROSS INTERNAL AREA  
 FLOOR 1 57.1 m<sup>2</sup> (615 sq.ft.) FLOOR 2 57.1 m<sup>2</sup> (615 sq.ft.)  
 TOTAL : 114.3 m<sup>2</sup> (1,230 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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.