



12 Scoonieburn Hill, Perth, PH2 8DP
Offers over £180,000





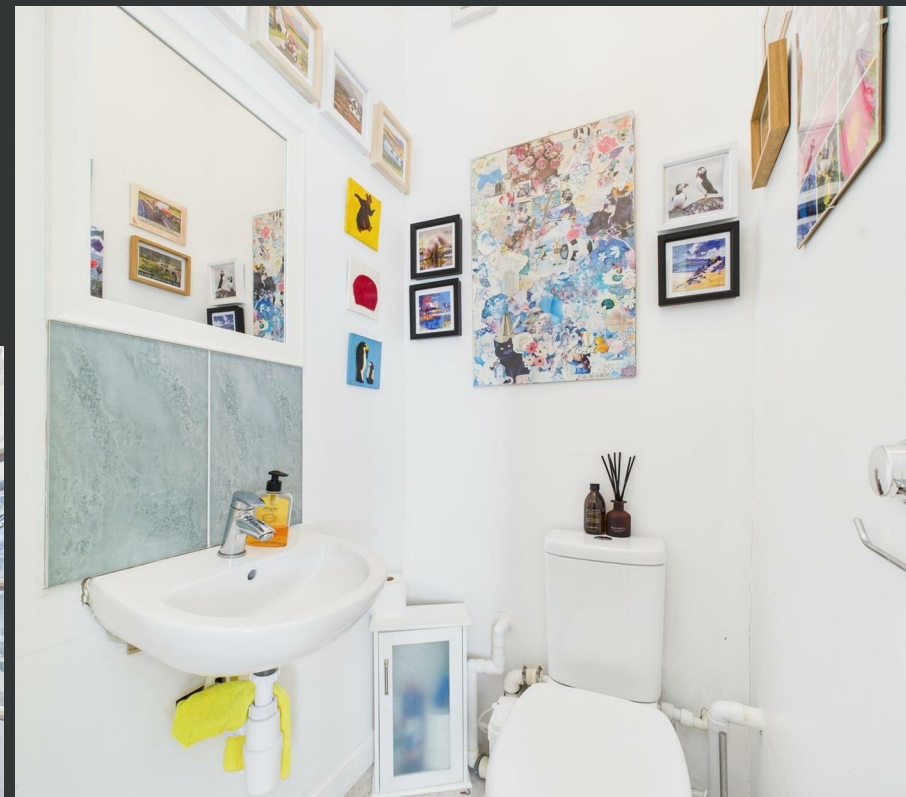
12 Scoonieburn Hill Perth, PH2 8DP

- Semi-detached three-bedroom home
- Spacious breakfasting kitchen
- Three generous bedrooms upstairs
- Private rear garden with lawn and mature planting
- Peaceful residential location
- Bright lounge with feature fireplace
- Separate utility room and ground floor WC
- Family bathroom with neutral finish
- Large driveway for parking
- Gas central heating & double glazing

Situated in a peaceful residential setting, 12 Scoonieburn Hill is a bright and spacious three-bedroom semi-detached home, offering generous accommodation across two floors and an excellent balance of indoor and outdoor living.

The ground floor welcomes you with a practical entrance hall leading into a sizeable lounge, enhanced by a large window which floods the room with natural light. A feature fireplace adds warmth and character, creating a perfect space for relaxation. The fitted kitchen, complete with ample storage and colourful tiled splashbacks flows conveniently into the adjoining utility area and WC. Upstairs, three well-proportioned bedrooms await, each offering flexibility for family living, home working, or guest accommodation. A family bathroom completes the upper floor. Externally, the property boasts a lovely rear garden with a mix of lawn and mature planting, creating a private and tranquil retreat. To the front, there is a generous driveway providing off-street parking. Well-presented throughout, the home is move-in ready, while also offering scope for modernisation to suit individual tastes. With its spacious proportions, quiet setting, and outdoor space, this is an ideal property for families, first-time buyers, or anyone seeking a welcoming home in a sought-after location.

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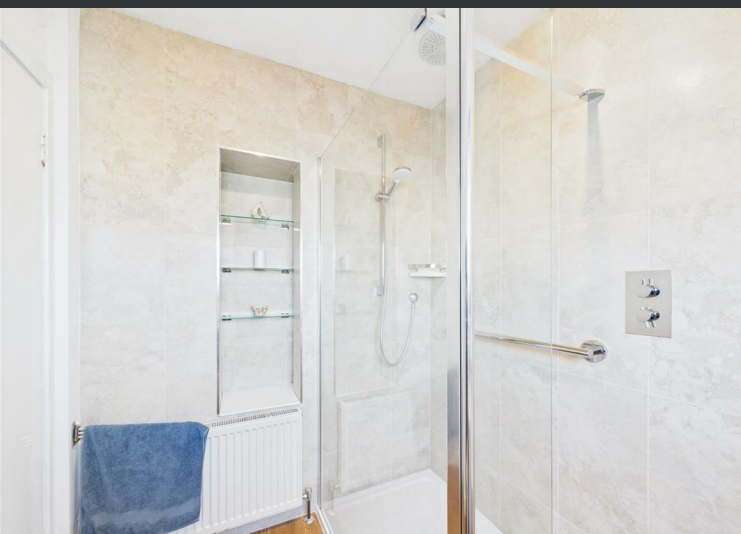


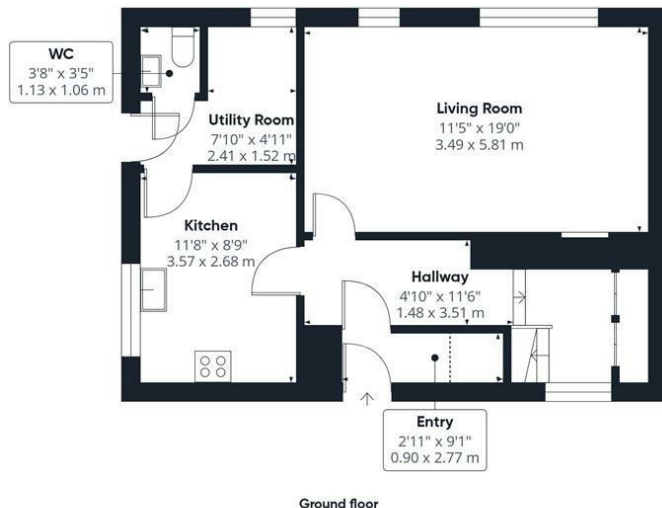


Location

Scoonieburn Hill lies in a desirable residential pocket of Perth, combining quiet surroundings with excellent convenience. Local shops, schools, and everyday amenities are within easy reach, while Perth city centre is just a short drive or bus journey away, offering a wide range of shopping, dining, and leisure facilities. The area is well-served by primary and secondary schooling, making it particularly attractive to families. For commuters, the A9 and M90 provide swift links to Edinburgh, Glasgow, Dundee, and beyond. Outdoor enthusiasts will enjoy nearby parks, riverside walks, and countryside trails. A perfect blend of community living and city accessibility.







Approximate total area⁽¹⁾

1008 ft²

93.8 m²

Reduced headroom

8 ft²

0.8 m²

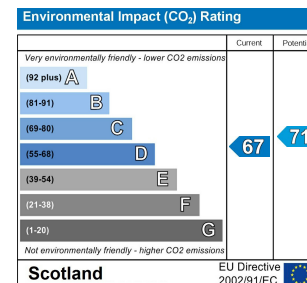
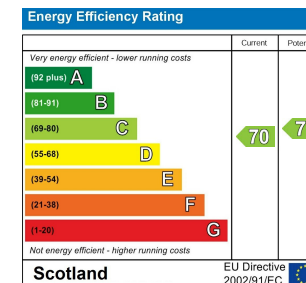
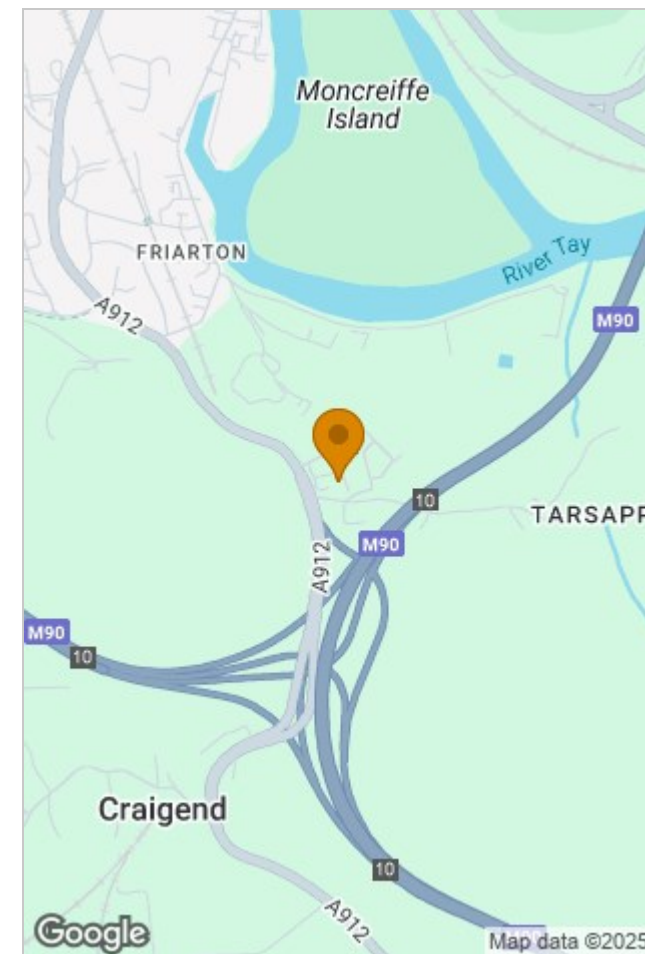
(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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