



10 Spoutwells Drive, Perth, PH2 6RR
Offers over £320,000





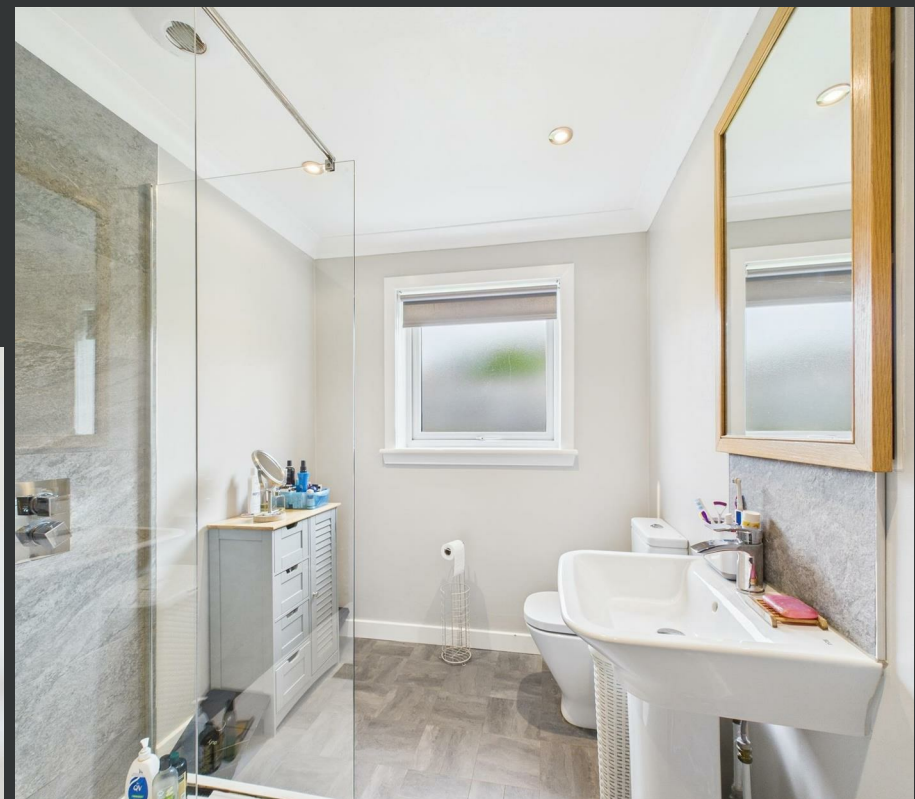
10 Spoutwells Drive Perth, PH2 6RR

- Four-bedroom detached family home
- Separate dining room with garden views
- Stylish modern shower room plus WC upstairs
- Generous driveway and attached garage
- Flexible layout for family living
- Bright lounge with feature fireplace
- Kitchen with ample storage
- Two ground floor bedrooms, two upstairs
- Private, enclosed rear garden with lawn
- Sought-after Scone location close to Perth

10 Spoutwells Drive is a spacious and versatile four-bedroom detached family home, located in the sought-after village of Scone. This well-presented property offers flexible accommodation across two floors, combining generous living spaces with practical family features.

On the ground floor, a welcoming hallway leads into a bright lounge with feature wood burning stove and large front window, creating a warm and inviting atmosphere. The separate dining room is ideal for entertaining, while the kitchen offers ample storage, worktop space, and a central island. The ground floor also provides two well-proportioned bedrooms and a stylish modern shower room. Upstairs, the home continues to impress with two further spacious double bedrooms and a convenient WC. Each bedroom is tastefully presented and benefits from excellent natural light. Externally, the property sits on a generous plot with a neatly landscaped front garden, driveway with space for multiple vehicles, and an attached garage. The fully enclosed rear garden offers a safe and private outdoor retreat, featuring a lawn and seating areas for relaxation or family play. This property is perfect for families looking for a versatile home in a peaceful setting, while still being close to local amenities, schools, and transport links into Perth and beyond.

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Location

Scone is a highly desirable village located just outside Perth, offering an excellent balance of community living and convenience. The village provides a range of local amenities including shops, cafés, and restaurants, as well as reputable primary schooling. For outdoor enthusiasts, there are beautiful walks along the River Tay and nearby countryside. Perth city centre is only a short drive or bus journey away, offering extensive shopping, leisure, and cultural facilities, alongside excellent road and rail links to Dundee, Edinburgh, and Glasgow. With its friendly atmosphere and easy access to both city and countryside, Scone is an ideal place to call home.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1615 ft²

149.9 m²

Reduced headroom

11 ft²

1 m²

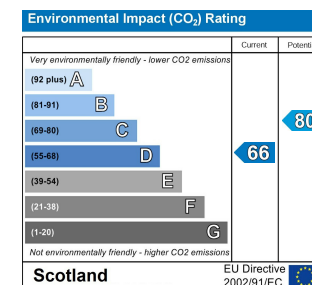
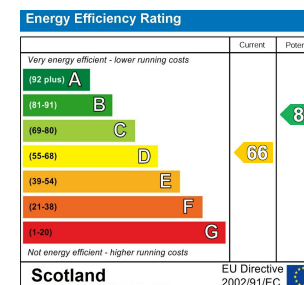
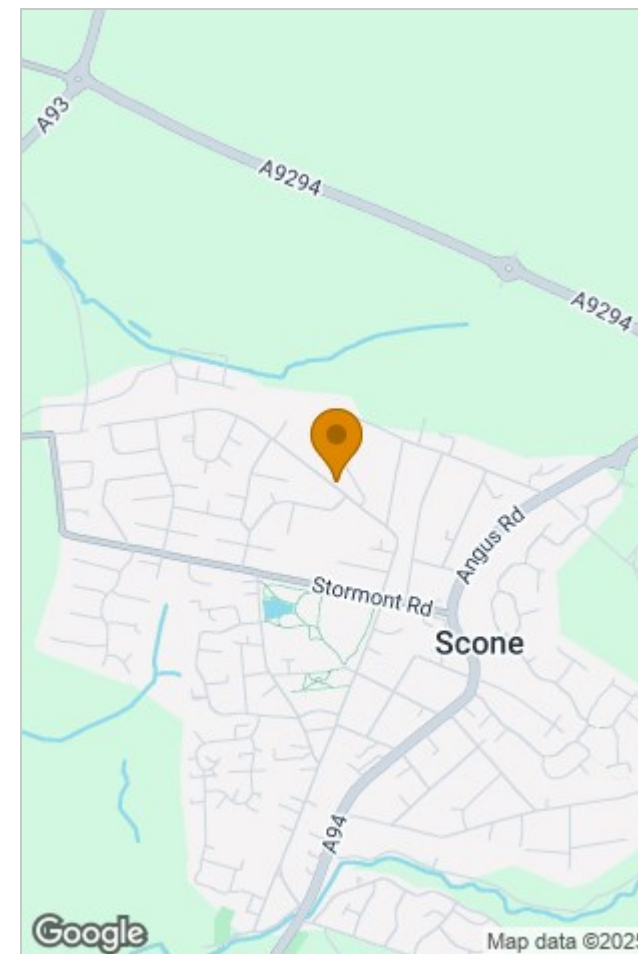
(1) Excluding balconies and terraces.

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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