



65B Perth Road, Perth, PH2 6JL
Offers over £130,000



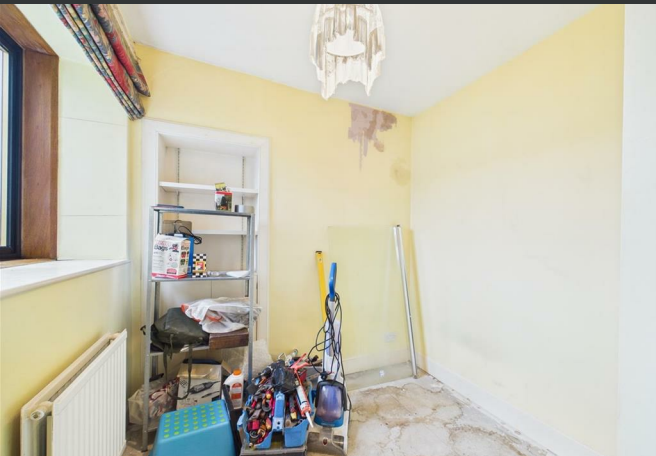
65B Perth Road Perth, PH2 6JL

- Spacious semi-detached home
- Bright living and dining area
- Dining room with garden access
- Family bathroom
- Gas central heating
- Excellent opportunity to modernise
- Fitted kitchen with good storage
- Two bedrooms
- Large rear garden
- Popular residential location in Scone

65B Perth Road is a spacious and well-proportioned two bedroom semi-detached home offering excellent potential for buyers looking to modernise and create a comfortable family property in the highly desirable village of Scone.

The accommodation is arranged over two levels and offers a flexible layout throughout. The ground floor features a bright and generously sized living room, creating a welcoming space for both everyday living and entertaining. A fitted kitchen provides good storage and workspace and offers scope for upgrading to suit modern tastes. To the rear of the property there is a dining room with sliding doors leading directly out to the garden. Upstairs the property offers two well-proportioned bedrooms, each enjoying good natural light and pleasant outlooks. A family bathroom serves the upper level. Externally, the property benefits from a generous rear garden mainly laid to lawn, providing an excellent outdoor space for families, gardening enthusiasts or future landscaping. With its generous internal space, adaptable layout and highly convenient location, this property presents a fantastic opportunity for buyers seeking a home they can update and personalise in one of Perthshire's most popular residential areas.

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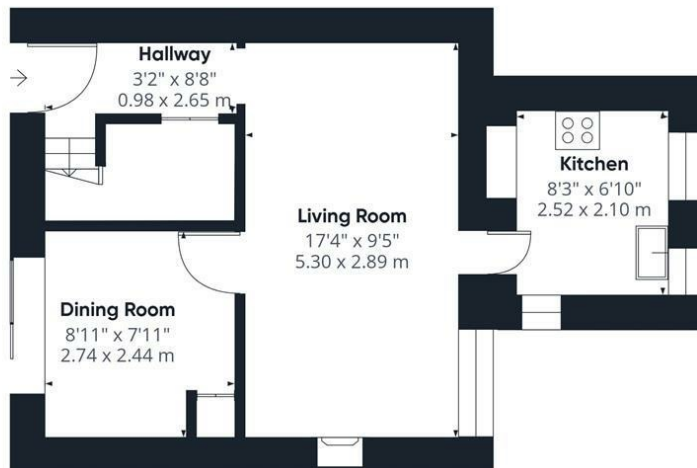


Location

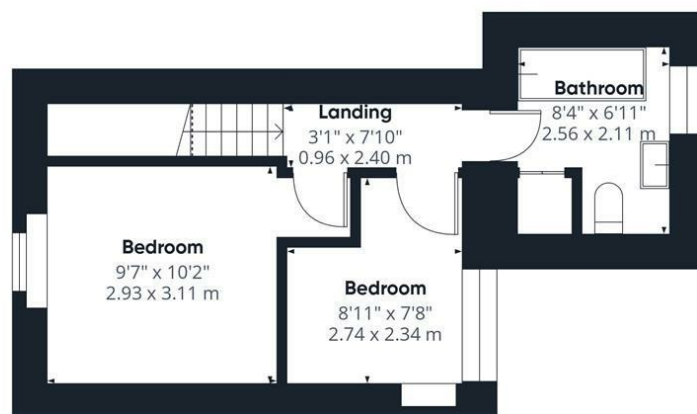
Scone is a highly sought-after village located just a short distance from Perth city centre, offering a perfect balance of village charm and modern convenience. The area provides a wide range of local amenities including shops, cafés, restaurants, supermarkets and well-regarded primary schooling. Leisure facilities, parks and walking routes are also close by, making it ideal for families and outdoor enthusiasts. Perth itself offers a wider selection of retail, cultural and transport links, including rail connections and easy access to the A9 for commuting to Dundee, Stirling, Edinburgh and beyond. Scone remains one of Perthshire's most desirable residential locations.







Ground floor



Floor 1



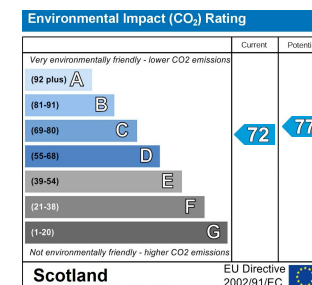
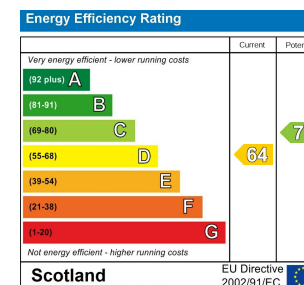
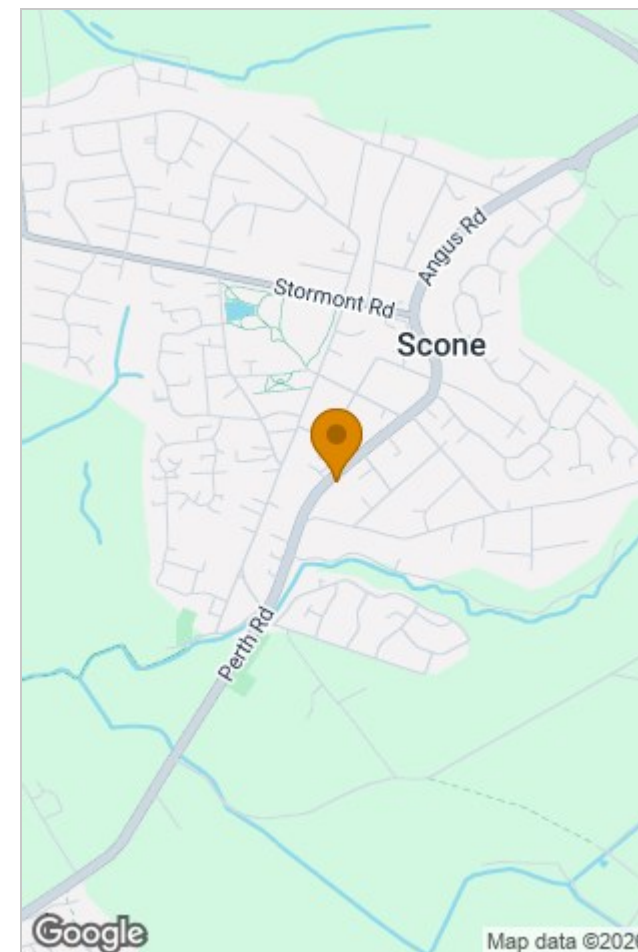
Approximate total area[®]
630 ft²
58.5 m²

(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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