



12 Woodland Court, Scone, PH2 6UB
Offers over £135,000



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- Two-bedroom apartment
- Bright living room
- Stylish bathroom
- Gas central heating
- Off-street parking
- Private entrance
- Fitted kitchen
- Mirrored fitted wardrobes
- Double glazing
- Communal garden grounds

Positioned within a peaceful and well-maintained development in the highly desirable village of Scone, this beautifully presented first-floor apartment offers bright, modern accommodation ideally suited to first-time buyers, downsizers or buy-to-let investors.

Accessed via its own private entrance and staircase, the property opens into a welcoming hallway leading to all principal rooms. The spacious living room is flooded with natural light from twin front-facing windows, creating a bright and comfortable space for relaxing or entertaining. The kitchen has been tastefully updated with stylish tiled splashbacks, generous worktop space and integrated cooking appliances. There are two well-proportioned bedrooms, including a generous principal bedroom with fitted mirrored wardrobes, while the second bedroom provides excellent flexibility as a guest room, home office or dressing room. The modern bathroom has also been upgraded and features a white suite with shower over the bath and contemporary wall tiling. Finished in fresh, neutral tones throughout, the property benefits from gas central heating, double glazing, a private parking space and additional visitor parking. Woodland Court enjoys a quiet setting beside mature woodland while remaining within easy reach of Scone's excellent local amenities and just a short drive from Perth city centre. Combining modern presentation with a sought-after location, this is a superb opportunity not to be missed.

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Location

Scone is one of Perthshire's most sought-after villages, offering an excellent range of local amenities including supermarkets, independent shops, cafés, restaurants, medical facilities and highly regarded primary schooling. The village enjoys a strong community atmosphere while providing easy access to Perth city centre, just a few minutes away by car or regular bus service. Outdoor enthusiasts can enjoy nearby woodland walks, parkland and the grounds of the historic Scone Palace, while commuters benefit from excellent road links to Dundee, Edinburgh, Glasgow and Inverness via the nearby A9. Scone perfectly combines village charm with everyday convenience, making it an ideal place to call home.





