



**5 Oakdene Place, Perth
PH2 6PD**

Offers over £294,950

Situated in the highly sought-after location of Scone, this attractive four-bedroom property offers spacious and comfortable accommodation, making it an ideal home for families and a range of buyers.

The property features generously sized bedrooms and a spacious lounge area, providing plenty of room for both relaxation and entertaining. A modern kitchen adds a contemporary touch, while gas central heating and double-glazed windows ensure comfort and energy efficiency throughout the year.

Externally, the property benefits from a private driveway, offering convenient off-street parking, along with a private rear garden, perfect for outdoor relaxation and family activities.

Located in a desirable residential area, this property combines spacious living, modern features and excellent outdoor space, making it an appealing opportunity for those looking to settle in the popular area of Scone, Perth.

Lounge

17'11" x 12'0" (5.48 x 3.66)

Dining Room

11'11" x 9'0" (3.65 x 2.75)

Kitchen

12'9" x 9'9" (3.91 x 2.99)

Pouch

13'1" x 3'5" (3.99 x 1.05)

Bedroom One (Ground Floor)

13'6" x 9'11" (4.13 x 3.04)

Bedroom Two (Ground Floor)

12'0" x 10'0" (3.66 x 3.06)

Family Bathroom (Ground Floor)

8'7" x 6'0" (2.62 x 1.85)

Bedroom Three (Upstairs)

13'6" x 13'4" (4.12 x 4.08)

Bedroom Four (Upstairs)

10'0" x 13'4" (3.05 x 4.08)

WC

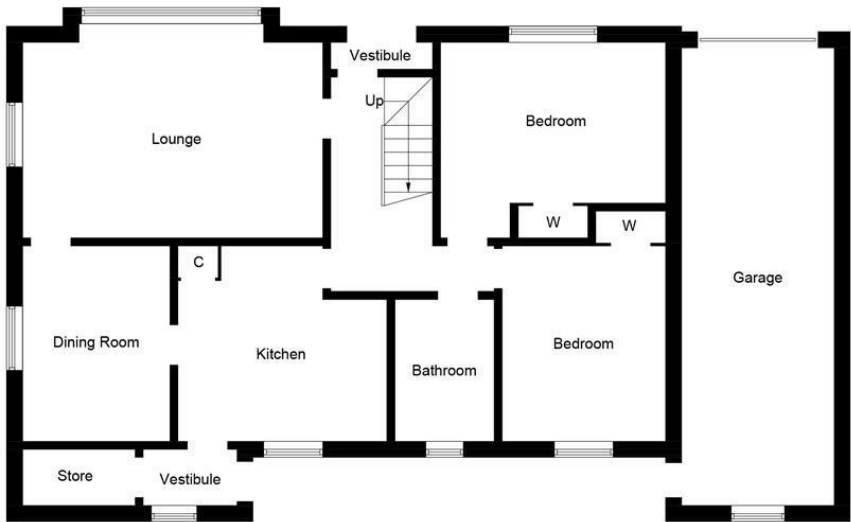
7'3" x 4'7" (2.23 x 1.41)



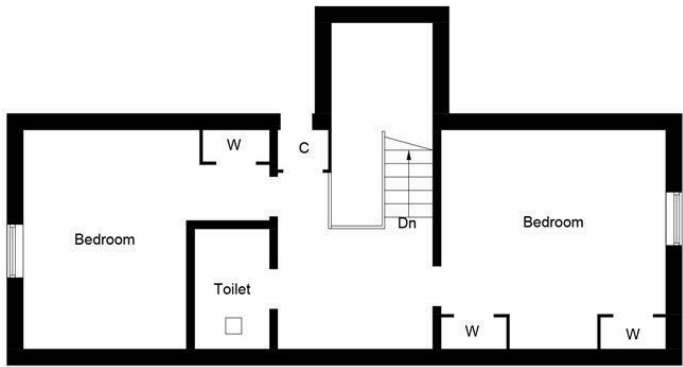


- 4 generously sized bedrooms
- Private driveway
- Double-glazed windows
- Early viewing highly recommended
- Spacious lounge area
- Private rear garden
- Highly sought-after location
- Modern kitchen
- Gas central heating
- Ideal family home

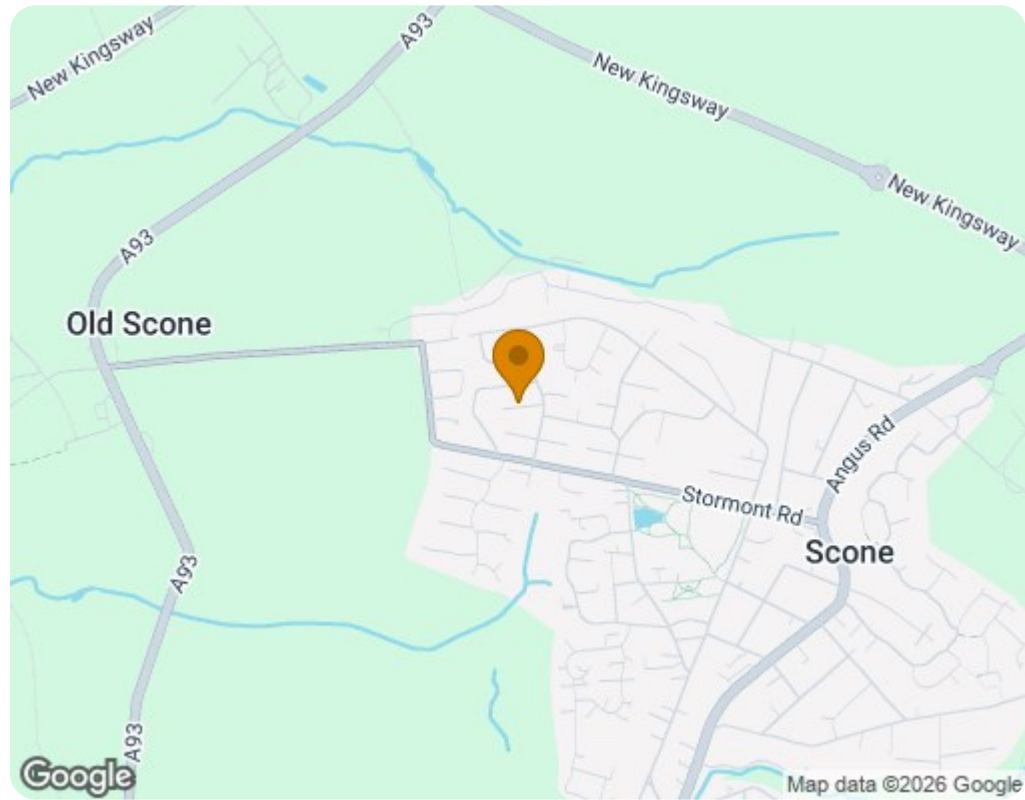




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		