



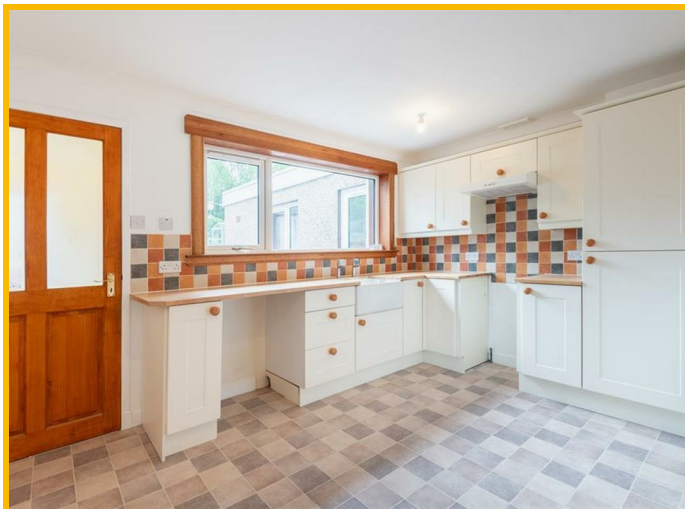
**2 Spoutwells Drive, Scone, Perth, Perthshire, PH2 6RR**

**Offers Over £310,000**





Spacious 4 Bedroom 2 Reception Detached Bungalow set on a SUBSTANTIAL ELEVATED CORNER PLOT in a SOUGHT-AFTER LOCATION in the village of Scone. Local amenities include restaurants/cafes, Shops and Primary/Nursery School. Accommodation: Entrance vestibule, hall, lounge, dining room, breakfasting kitchen, 4 double bedrooms, bathroom and W.C. DG. GCH. Gardens. Driveway and GARAGE with workshop space. PERSONAL PROPERTY TOUR available online.



## LOCATION

Scone is a popular village surrounded by the beautiful Perthshire hills. There are several local amenities and has mobile banking facilities, cafes, restaurants, pharmacy, convenience stores, library and a petrol station. Recreationally there are nearby golf courses, parks, woodland walks and excellent B roads for cycling and tracks for mountain biking. Primary and nursery education at nearby Robert Douglas Memorial School with secondary education in Perth. Perth is just 2 miles away and has a good local bus service and a park and ride facility. Perth also has a new state of the art museum which is the new home to the "Stone Of Destiny", Perth Theatre and Concert Hall, and water sports available at Willowgate Activity Centre and Perth Sailing Club.

## DIRECTIONS

Please contact agent for further information.

## VESTIBULE

Access is via a timber door with opaque glazed inlets with further timber/glazed door into the hall.

## HALL

Spacious reception area. Built-in timber wardrobe provides shelving/hanging/storage space with adjacent matching built-in cupboard with countertop. Hatch provides access to the attic. Coving. Radiator. Carpeted.

## LOUNGE

18'0" x 12'0" (5.50m x 3.66m )

Accessed via timber/glazed panel door from hall. Bright and spacious with a double-glazed bay window to the front and double-glazed window to the side. Coving. 2 radiators. Carpeted. Timber/glazed panel door leads in to dining room.

## DINING ROOM

11'11" x 10'0" (3.65m x 3.05m )

Double-glazed window to the side. Coving. Radiator. Carpeted. Timber/glazed panel door access to breakfasting kitchen.

## BREAKFASTING KITCHEN

12'11" x 11'11" (3.96m x 3.64m )

Fitted kitchen comprising: Wall mounted, floor standing units with solid timber worktops and tiled splashbacks. Double-glazed window to the rear. Coving. Radiator. Vinyl flooring. Timber/glazed door provides access to the rear porch, boiler room and the rear garden.

## REAR PORCH

5'9" x 3'4" (1.76m x 1.02m )

Timber door access to spacious boiler/storage room. Single glazed window to the rear. UPVC door to rear garden. Concrete floor.

## BEDROOM 1

12'0" x 12'0" (3.67m x 3.67m )

Spacious double bedroom with double-glazed window to the front. 2 built-in wardrobes with sliding doors provide shelving/hanging/storage space. Coving. Radiator. Carpeted.

## BEDROOM 2

14'11" x 10'4" (4.55m x 3.17m )

Additional double bedroom with double-glazed window to the side. Built-in wardrobe, drawer unit and cupboard provide an abundance of shelving/hanging/storage space. Coving. Radiator. Carpeted.

## BEDROOM 3

12'0" x 8'0" (3.66m x 2.44m )

Further double bedroom with double-glazed window to the front. Built-in wardrobe provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

## BEDROOM 4

10'5" x 8'7" (3.18m x 2.64m )

Double bedroom with double-glazed window to the rear. Built-in wardrobe and drawer unit provide ample shelving/hanging/storage space. Coving. Radiator. Laminate flooring.

## BATHROOM

9'1" x 5'9" (2.77m x 1.77m )

3-piece suite comprising: W.C, wash hand basin, and bath with mixer shower over bath. Opaque double-glazed window to the side. Tiled walls with timber cladding to lower area. Ceiling light with built-in heater. Coving. Heated towel radiator. Vinyl flooring.

## W.C.

6'2" x 3'0" (1.88m x 0.92m )

2-piece contemporary suite comprising: W.C. and vanity basin unit with cupboard below providing shelving/storage space. Tiled splashback. Extractor fan. Coving. Vinyl flooring.

## GARDEN

The front and side gardens are mainly laid to lawn with established borders containing shrubs and perennials. A block-paved driveway to the side provides access to the garage and off-street parking for 2 cars. Timber gates to each side lead to the rear garden. The rear garden is enclosed within a timber fence surround. A paved pathway leads to a substantial patio area with retaining wall and steps leading up to a further patio area and lawn. Established plants, shrubs and fruit trees along with the timber children's playhouse and greenhouse, create a relaxing space for all ages to relax and enjoy recreation time in the sun. Timber door provides rear access to the garage.

## GARAGE

25'8" x 9'4" (7.83m x 2.87m )

Spacious garage with accessed via a metal up and over door provides secure parking with ample space for workshop/storage space. Brand new insulated roof. Window to rear allows in good natural light. Provision for light, power and water. Concrete flooring.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

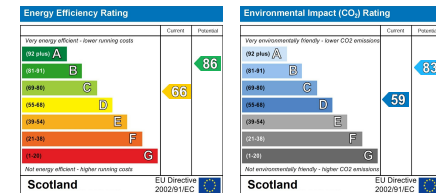








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