



49 Balvaird Avenue, Scone, Perth, PH2 6FH

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We are delighted to offer for sale this spacious newly built three bedroom detached bungalow enjoying an enviable position towards the street-end of a new development on the northern periphery of Scone. Mansfield Park by Stephens has proven to be extremely popular with buyers and is nearing completion of Phase Two. A very limited number of properties remain available, all of which are villas. 49 Balvaird was one of a handful of the 'Arklet' style and as with all the bungalows in Mansfield Park, was highly sought after. A change of circumstances is forcing the sale, the owner having bought the newly completed home in October this year.

Whilst the Arklet is a 4 bed design, the layout was altered by the owner to incorporate a 'family snug' within the large kitchen/family room. Reinstatement of the internal wall and access door within the hall would restore the fourth bedroom/study.

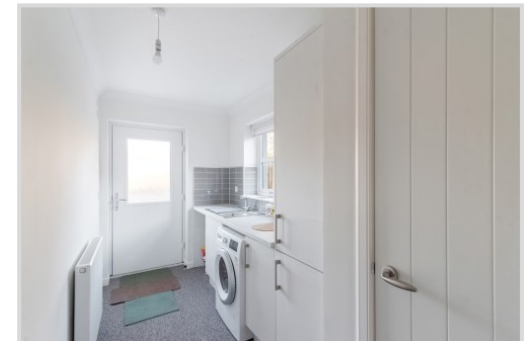
The layout comprises; HALLWAY with 2 large storage cupboards, a generously sized LOUNGE to the front, THREE BEDROOMS (two with built-in wardrobes, the master with large ENSUITE SHOWER ROOM), UTILITY ROOM, and FAMILY BATHROOM with bath and separate shower. A notable feature of the property is the spacious open-plan area to the rear, a fantastic fully fitted KITCHEN with central island, open to family and dining areas, with patio doors to rear. A superb versatile space for modern living. The property is warmed by gas central heating, supplemented by solar panels, and double glazed throughout.

The property enjoys low maintenance maturing private gardens, the front laid to lawn with a mono-bloc driveway leading to a large single garage with pedestrian access at the side. The rear is again laid to lawn, with a paved patio and fence border, a small burn runs adjacent to the rear & there is a most pleasant open outlook. An attractive & energy efficient modern home, chain-free and likely to have broad appeal.

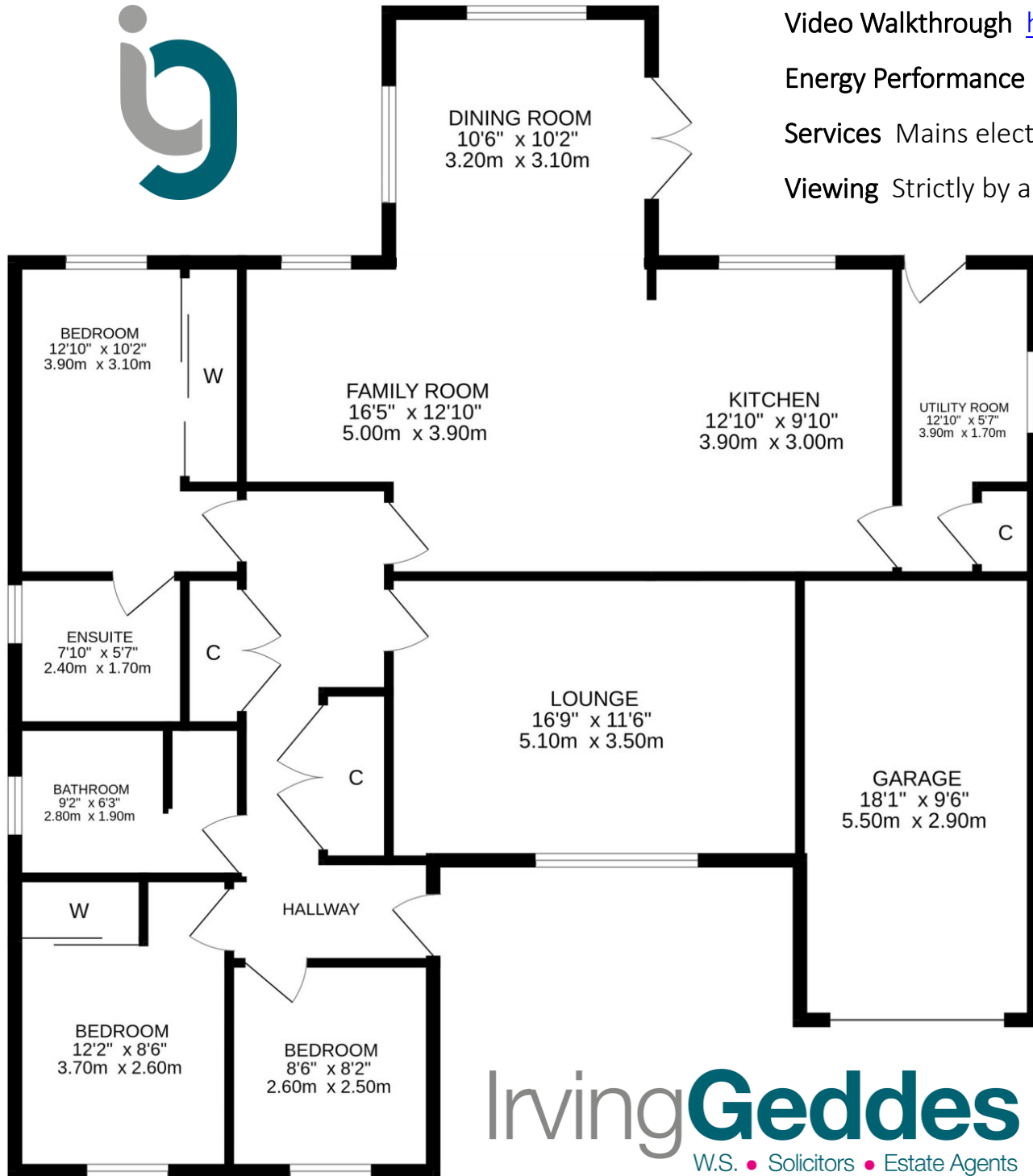








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



Video Walkthrough <https://my.matterport.com/show/?m=iqHFpruKLH9>

Energy Performance Rated 'B'. Council Tax Band 'F'.

Services Mains electric, gas, water and drainage.

Viewing Strictly by appointment through Irving Geddes - 01764 653771.



Irving Geddes
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