



4 Abbey Road,
Scone, PH2 6LW
Offers Over £205,000



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An immaculately presented, walk in condition, two-bedroom end-terraced villa set within a popular residential area of Scone. This beautifully maintained home offers stylish, modern living and is ideal for first-time buyers, downsizers, or investors.

The accommodation is bright and well-proportioned throughout, with the highlight being the impressive open-plan lounge, dining, and kitchen area fitted with a modern range of quality wall and base units together with integrated appliances including a fridge freezer, gas hob and electric oven, offering both a practicality and sleek design. The property benefits from gas central heating, double glazing, and tasteful décor throughout, allowing the new owner to move in with ease. To the rear, the property enjoys a private enclosed garden, ideal for outdoor entertaining, relaxing, or safe play for children and pets. Being an end-terraced property, it also benefits from additional privacy and side access.

Scone is a highly desirable and historic village offering a range of local amenities including shops, cafes, schooling, and leisure facilities. Perth City Centre is just a short distance away, providing shopping, dining, and transport links. Excellent access to the A9 makes this an ideal location for commuters.



Dimensions –

Lounge – 4.95m x 3.35m (approx)

Kitchen – 2.65m x 2.20m (approx)

Shower Room – 1.97m x 1.70m (approx)

First Floor –

Bedroom 1- 3.50m x 3.44m (approx)

Bedroom 2 – 2.24m x 2.22m (approx)

Bathroom – 2.15m x 1.20m (approx)



Burdens-

EPC Rating - B

Council Tax Band - C

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

Ruthvenfield

Scone

Stanley

St Madoes