



To view the HD video click here







Presented to market in exceptional condition is this three-bedroom detached bungalow, situated in an elevated position in the sought-after village of Scone.

52 Angus Road has been sympathetically upgraded over time to create this beautiful home with a fine balance of maintaining many of the original features along with contemporary family living. Internally, the property has been thoughtfully designed and includes high quality fixtures and fittings along with tasteful decoration and flooring. The generous living areas boast many features including original open fireplaces, high ceilings and skirtings and elegant shutters throughout.

Accommodation is formed on the one level, measuring 1420 sqf and in full comprises; attractive entrance vestibule with feature mosaic tiled flooring leading into the bright and welcoming reception hallway. The charming formal sitting room is situated to the front with large bay window along with feature fire and recess storage. Also to the front is the principal bedroom suite, boasting a bay window to enhance the natural light, ceiling panels and stylish ensuite shower room with coordinating wall to floor tiling. To the rear there are two further double bedrooms with the larger currently utilised as a family room and boasts an original fireplace with wood burning stove and double French doors to the rear garden. This room further enhances the flexibility of the living space on offer in this home. Double French internal doors lead to the fully fitted kitchen which adds a touch of style with a dining area and utility room located off along with a further door leading out to the garden. The kitchen has been finished to a high standard throughout with Corian work-surfaces, polished tiled flooring and integrated single oven, microwave, dishwasher and freezer along with five burner hob. There is a feature Oak breakfast bar completing the room. There is a generous family bathroom with separate walk-in shower with glass enclosure and contemporary finishes. The Warmth is provided via gas central heating throughout.

Externally, the stone walls and slate roof provide a picturesque appearance. The fully enclosed, mature gardens include manicured lawns, mature stocked borders, a lovely private patio terrace and a beautiful, secluded decked seating area.

AT A GLANCE

Detached bungalow

Three double bedrooms (principal bedroom, boasting a bay window and stylish ensuite)

Original fireplaces in all bedrooms

Charming formal sitting room to the front with large bay window and feature fire

Fully fitted kitchen which adds a touch of style with a dining area

Family bathroom with separate walk-in shower

Double French doors to the rear garden

Fully enclosed, mature gardens

THE FINER DETAIL

Sought-after village

Sympathetically upgraded over time

High quality fixtures and fittings

Feature Oak breakfast bar

Utility room

EPC Band D





L'INSTANT
TAITTINGER





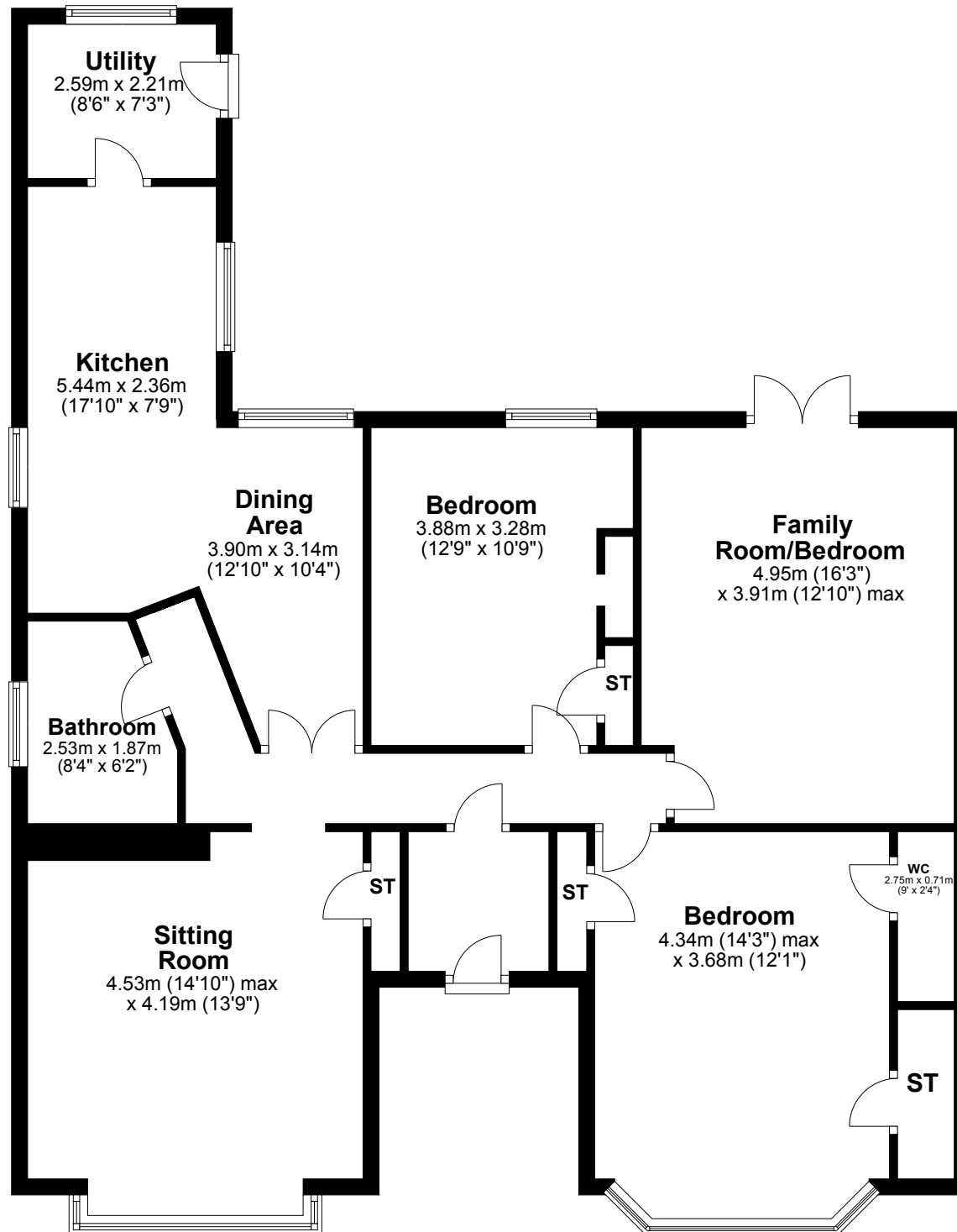


Scone is very well provided for, with a nursery school, highly regarded primary school, post office, butcher, two supermarkets and a selection of restaurants. Perth, is considered one of the most desirable Scottish cities. It has an excellent range of shops, supermarkets and professional services as well as a number of high-quality restaurants and good leisure facilities, including a swimming pool, ice rink and two sports centres. Recreational opportunities in and around Perth are excellent. Nearby Scone Palace, one of Scotland's finest stately homes, hosts the Game Conservancy's annual Scottish Fair as well as National Hunt Racing and polo. In addition to Murrayshall Golf Course, which is just outside Scone, there are popular courses at Dunkeld, Crieff and Comrie and renowned courses at Gleneagles near Auchterarder and Rosemount in Blairgowrie. Perth has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is easily reached and there are direct flights from Dundee to London City.









52 ANGUS ROAD

SCONE

PH2 6RA

EPC Band D

Approx gross internal area 1420 sqft | 132 sqm

Property reference XS2200

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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