

Munsary, 106 Angus Road

SCONE, PERTH, PH2 6RD



Charming detached bungalow in Scone – spacious living, modern upgrades and village location



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This charming detached bungalow, dating back to approximately 1935 and thoughtfully extended around 2007, offers a spacious and flexible living space ideal for a range of buyers.

THE LIVING ROOM



Upon entry, a welcoming vestibule and hallway lead into the main accommodation, where a comfortable living room and a dedicated dining room provide versatile spaces for both relaxing and entertaining.

THE DINING ROOM



THE KITCHEN & UTILITY



The well-equipped, and modern, kitchen offers ample storage and workspace, while a beautifully fitted utility room adds further convenience.





The home includes three well-proportioned bedrooms, the principle bedroom has built-in wardrobes and storage, and there is a modern shower room. A new walk-in shower is currently being installed for ease of access.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

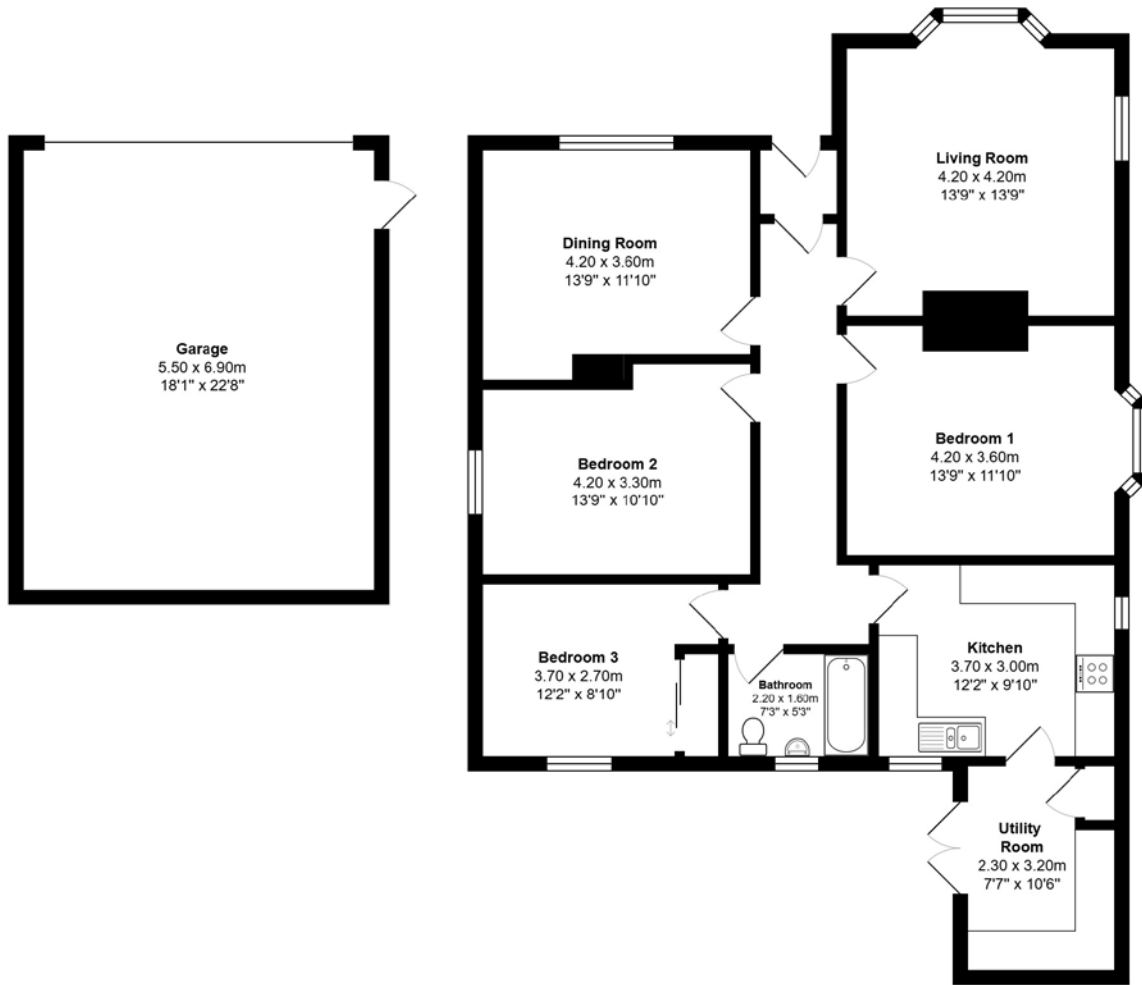


Outside, the property boasts a double car garage, featuring an electric up-and-over door as well as a PVC side door for easy access. Set under a pitched, slate-clad roof, the garage adds substantial practicality. With its blend of character and modern convenience, this lovely bungalow is ready to welcome its new owners. Externally, the gardens are a delight and there is an impressive driveway to the front and stunning new gates that add kerb appeal to this desirable home.

EXTERNALS

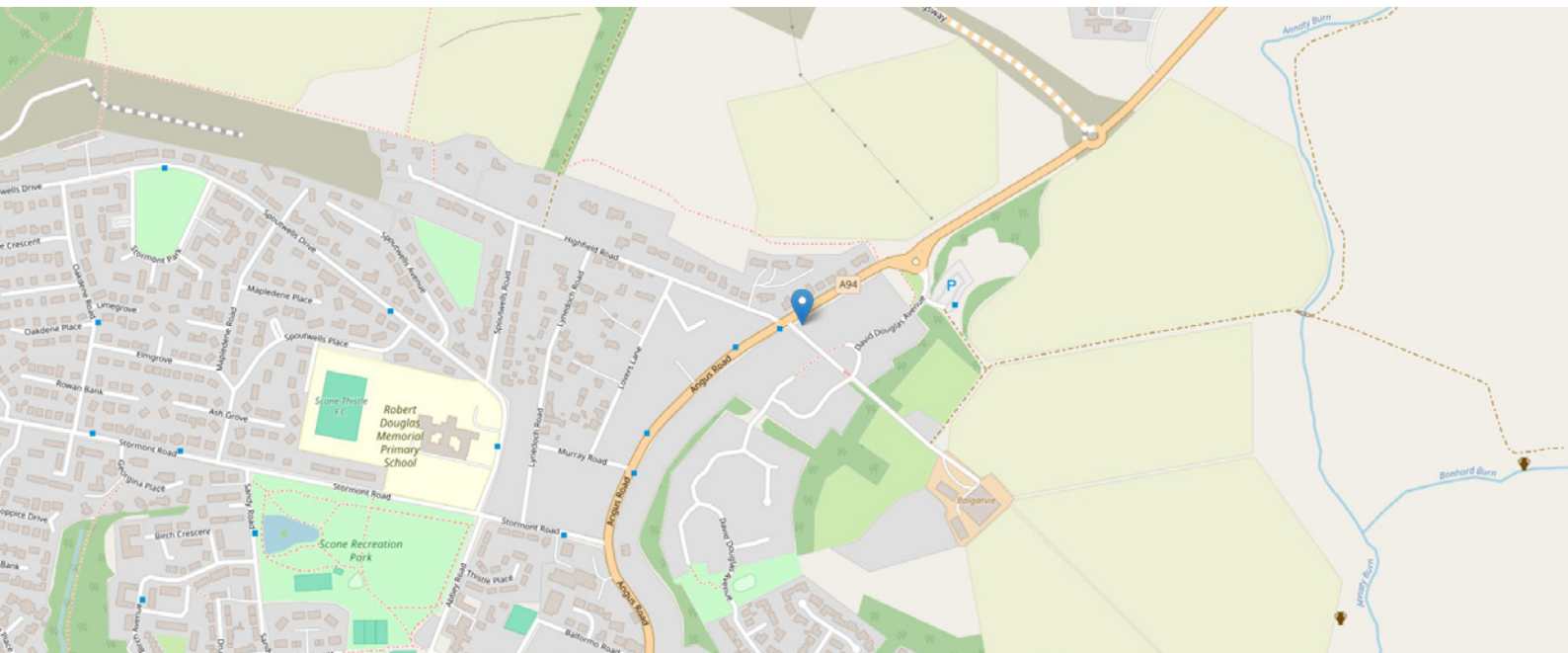


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 107m² | EPC Rating: D



THE LOCATION

Situated in the desirable village of Scone, this charming bungalow offers an ideal location for those seeking a peaceful lifestyle with easy access to amenities. Scone is known for its rich history and community spirit, offering a selection of local shops, cafes, and essential services, all within a welcoming village atmosphere. Just a short drive from Perth, Scone provides excellent connections to the city's larger retail and leisure options, while also benefitting from easy access to major transport routes for commuting.





Surrounded by scenic countryside, Scone offers plenty of outdoor opportunities, with lovely walking paths, parks, and golf courses nearby. The historic Scone Palace is a local landmark, adding to the area's appeal and providing a beautiful setting for days out. The Scone race course provides an added attraction for elegant outings. This location combines the best of village charm with the convenience of modern living, making it a sought-after choice for families, retirees, and anyone looking for a well-rounded lifestyle in a beautiful setting.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.