

# 132 Stormont Road

SCONE, PERTH, PH2 6PJ



*MCEWAN FRASER LEGAL IS DELIGHTED  
TO PRESENT THIS 4-BEDROOM HOUSE*



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McEwan Fraser Legal is delighted to present this 4-bedroom house. This beautifully presented link-detached home, built in 1958 and extending to around 163m<sup>2</sup>, offers a rare opportunity to enjoy space, style, and modern comforts in a property that has been carefully maintained and thoughtfully enhanced. From the moment you arrive, the mature front garden and private driveway set the tone for a home of character and quality, complete with a garage, solar panels, battery storage, and an electric vehicle charging point.

The ground floor is designed with family life and entertaining in mind. A welcoming vestibule and hallway lead into a generous living room, where a picture window floods the space with natural light and, an electric coal-effect cast iron stove creates a cosy focal point. A formal dining room offers the perfect setting for special occasions, while the family room opens directly to the rear garden through patio doors, blending indoor and outdoor living.

## The Property









**Dining Room**











The spacious kitchen is the true heart of the home, fitted with quality cabinetry, ample worktops, and a range cooker. Adjoining the kitchen, a superbly fitted utility and boot room provides a practical and stylish space for everyday use. A cloakroom with WC completes the ground-floor accommodation.















Upstairs, the first floor provides four well-proportioned bedrooms, each filled with light and offering flexibility for family use, home working, or guests. The bathroom is modern and well-appointed, with a WC and shower.







**Bedroom 2**







**Bedroom 3**







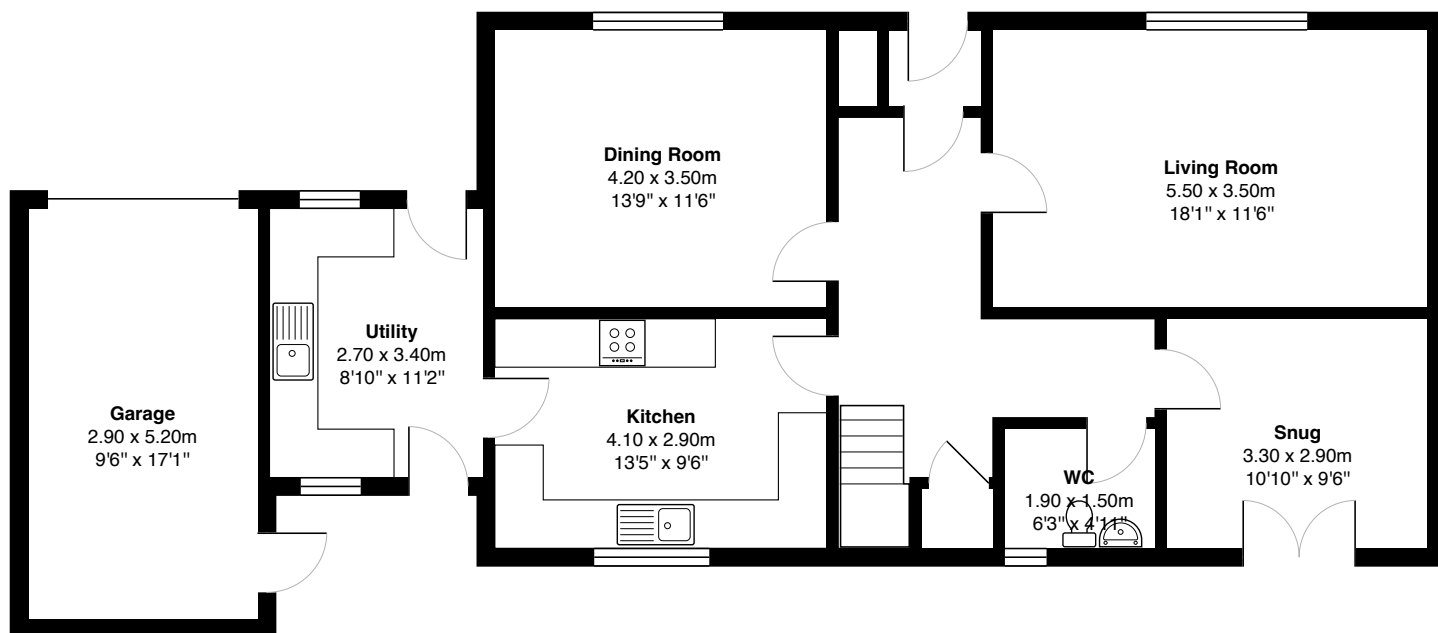
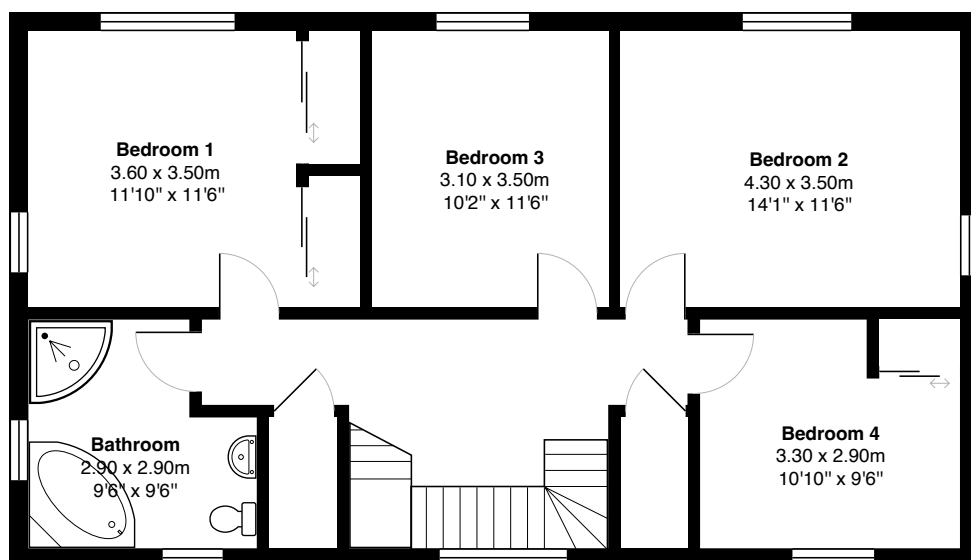
**Bedroom 4**











Gross internal floor area (m<sup>2</sup>): 163m<sup>2</sup>

EPC Rating: C

## Floor Plan





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Outside, the gardens are a highlight of the property. Mature planting and thoughtful landscaping provide year-round colour and interest, while offering privacy and a sense of tranquillity. The rear garden is especially well-suited for relaxing or entertaining, making the most of the home's connection to the outdoors.

Immaculate in presentation and enhanced with quality fixtures and fittings, this is a home that combines timeless construction with modern efficiency. The addition of solar panels, battery storage, inverter, and EVC ensures lower running costs and a sustainable lifestyle, while the carefully designed layout caters to the needs of a busy family or those who simply want to enjoy generous, welcoming spaces.

Viewing is highly recommended to fully appreciate the warmth, character, and exceptional living environment this outstanding home has to offer.

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Nestled in the desirable village of Scone, this family home offers an idyllic blend of peaceful community living and modern convenience. The area is renowned for its leafy streets, historic charm, and superb connections to Perth.

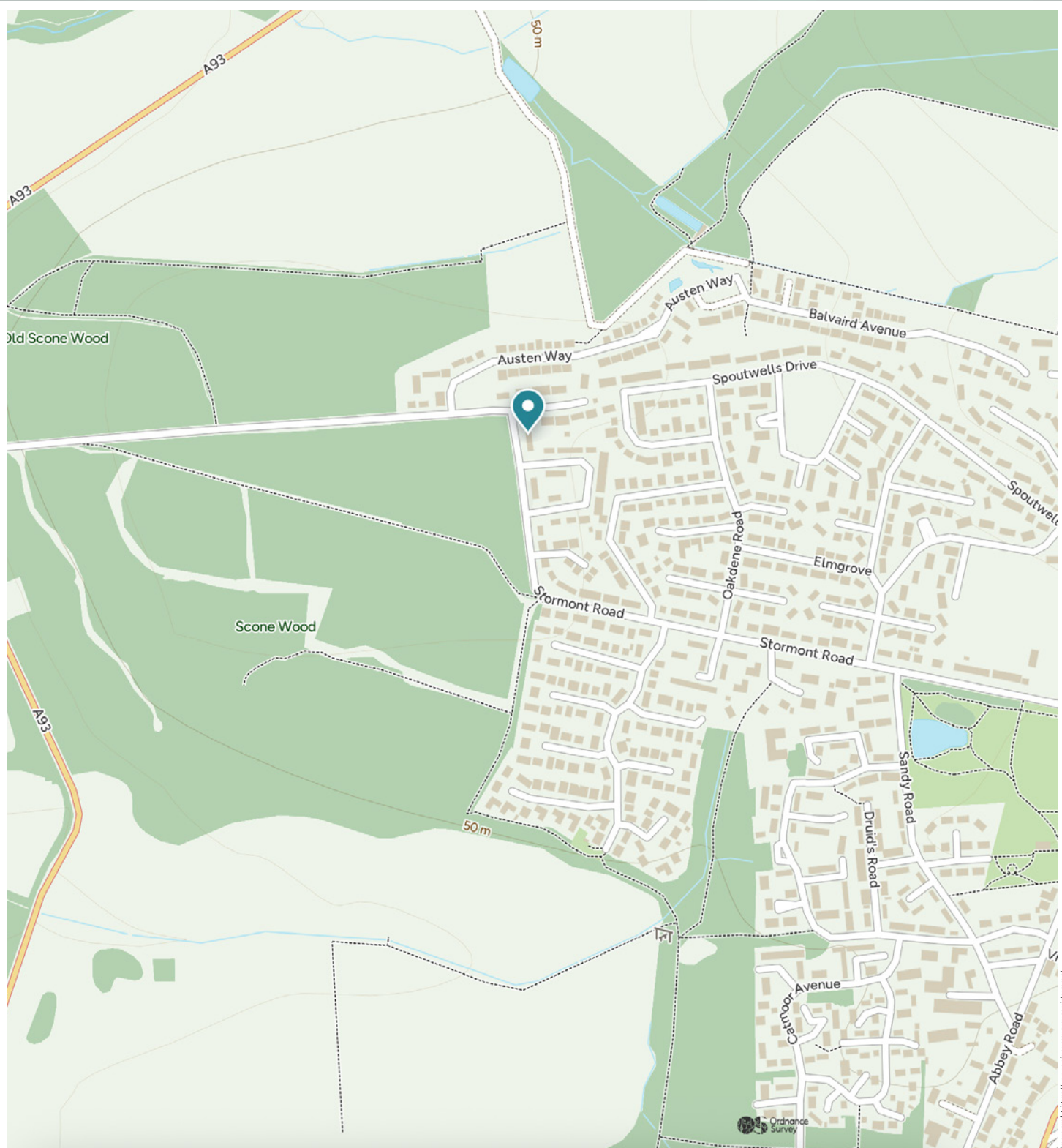
Families are exceptionally well-served by strong schooling options, including the catchment for Robert Douglas Memorial Primary, Perth Academy, and Perth Grammar. Excellent independent choices like Craigclowan and the prestigious Strathallan School are also within easy reach.

Everyday needs are met by local shops, with Perth's comprehensive amenities just minutes away. The legendary Scone Palace provides beautiful parkland and events, while Murrayshall Country Estate offers golf and leisure. The new Destiny Bridge enhances connectivity to Almondbank's retail parks. With swift road links to the A9 and A90, commuting to Perth, Dundee, and the Central Belt is effortless. This perfect balance of tranquillity and accessibility makes Old Scone one of Perthshire's most sought-after addresses.

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## The Location





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