



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**8 Abbey Park**

ABBAY ROAD, SCONE, PERTSHIRE, PH2 6JQ

# SCONE

*Perthshire*

A highly desirable residential area, Scone offers a range of local amenities including shops, a health centre and a library. There is a scenic park and a duck pond, not to mention the commendable Robert Douglas Memorial Primary School nearby.

A regular bus service provides transport to Perth, and it is also worth noting that the Park and Ride facility has also now been extended to Scone. There is excellent road access via the A9 and M90 to all of Perthshire and beyond and a regular bus service to Perth city centre.

The Fair City of Perth is some 2.8 miles away and offers all the amenities a City can offer including Concert hall and Theatre



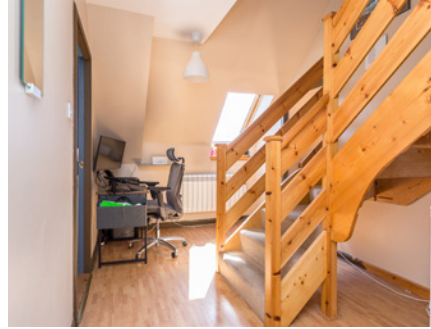
# 8 ABBEY PARK

*Abbey Road*

McEwan Fraser Legal is delighted to present to the market this beautiful example of a maisonette within a Church conversion in the picturesque village of Scone. The property has a great sense of flow with excellent use being made of natural light. Accommodation is formed over two levels and is found on the second and third floors. With approximately 67 mtrs sq, this one-bedroom apartment is spacious and bright.

On the first floor is the large lounge with windows on two sides. There is ample room for either a table and chairs or a work desk as well as soft furnishings. A good size double bedroom offers plenty of storage. The hall provides even more storage and again there is space for a work area to be created.

The upper floor is accessed via a carpeted staircase. The kitchen offers ample units, a free-standing cooker and is plumbed for a washing machine. The bathroom has a corner bath with a shower over the bath, a toilet, a bidet and a wash hand basin. There is a small vanity unit. Externally there are communal gardens and parking spaces.





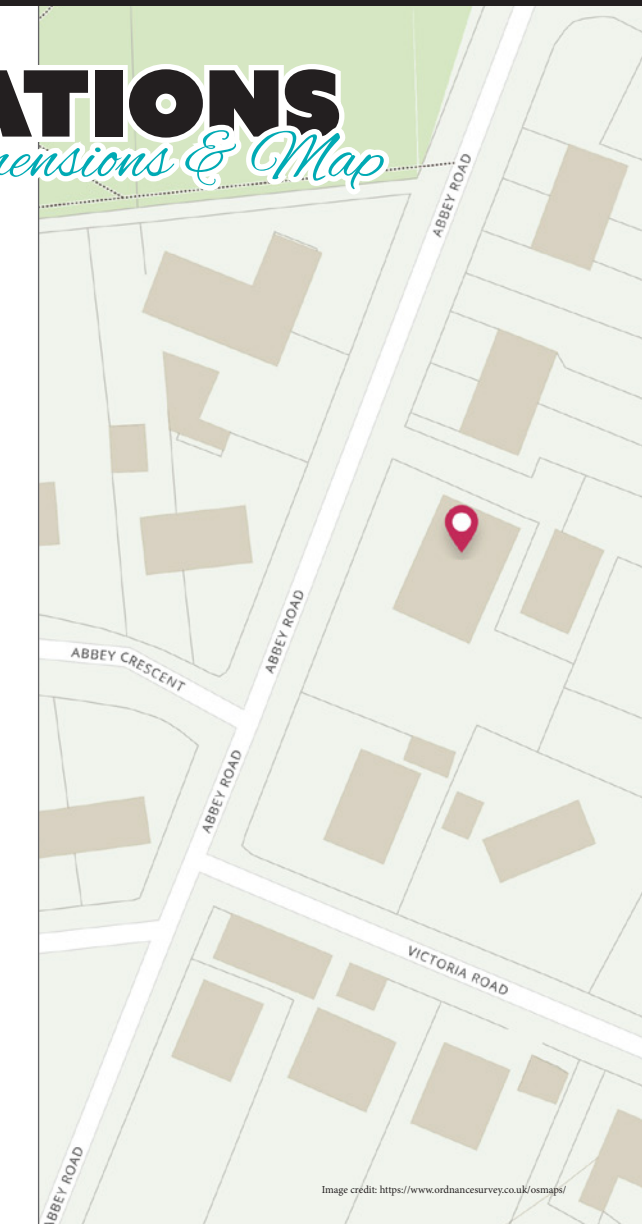
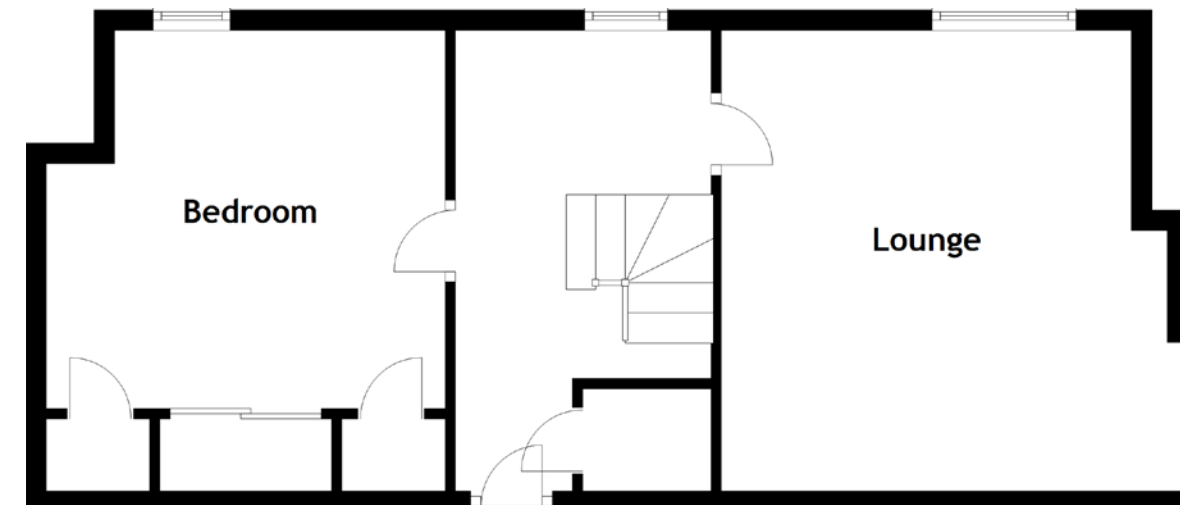
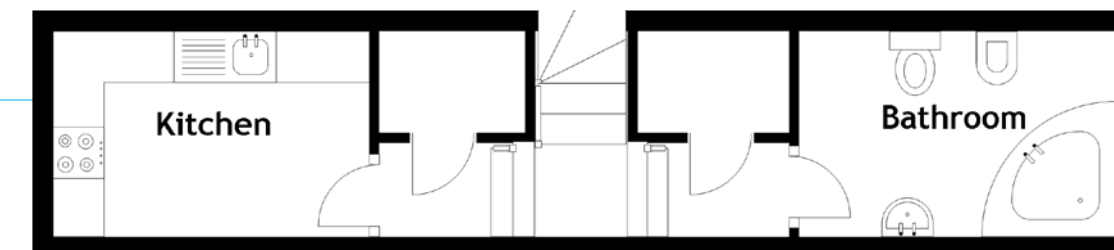
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.36m (14'4")
Bedroom	3.90m (12'10") x 3.31m (10'10")
Bathroom	3.10m (10'2") x 2.00m (6'7")
Kitchen	3.10m (10'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>  
EPC Rating: D

# SPECIFICATIONS

*- Floor Plan, Dimensions & Map*





  
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