



*STUNNING COTTAGE WITH TWO  
BEDROOMS AND A GARAGE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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Part exchange is available! McEwan Fraser Legal is delighted to present to the market this beautiful mid-terraced cottage in the picturesque village of Scone. The property has a great sense of flow with excellent use being made of natural light.

The accommodation is formed over one level and is spacious and bright. The spacious lounge is elegant in proportion with a large window and glazed door to the deck and garden. The flooring is modern laminate and a contemporary glazed door adds to the natural light infusion. There are two good size double bedrooms, each with built-in wardrobes offering plenty of storage. The hall provides even more storage. The kitchen offers ample units in a contemporary shade of orange wrap and it is believed this could be removed if desired. The shower room has a large, walk-in tray and glazed screen. There is a small vanity unit.

Externally there are gardens to the front and back and a garage is found to the rear of the house. Beautifully presented to the market and ready to walk into, this home is not in a chain.

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**The Lounge**











**Bedroom 1**





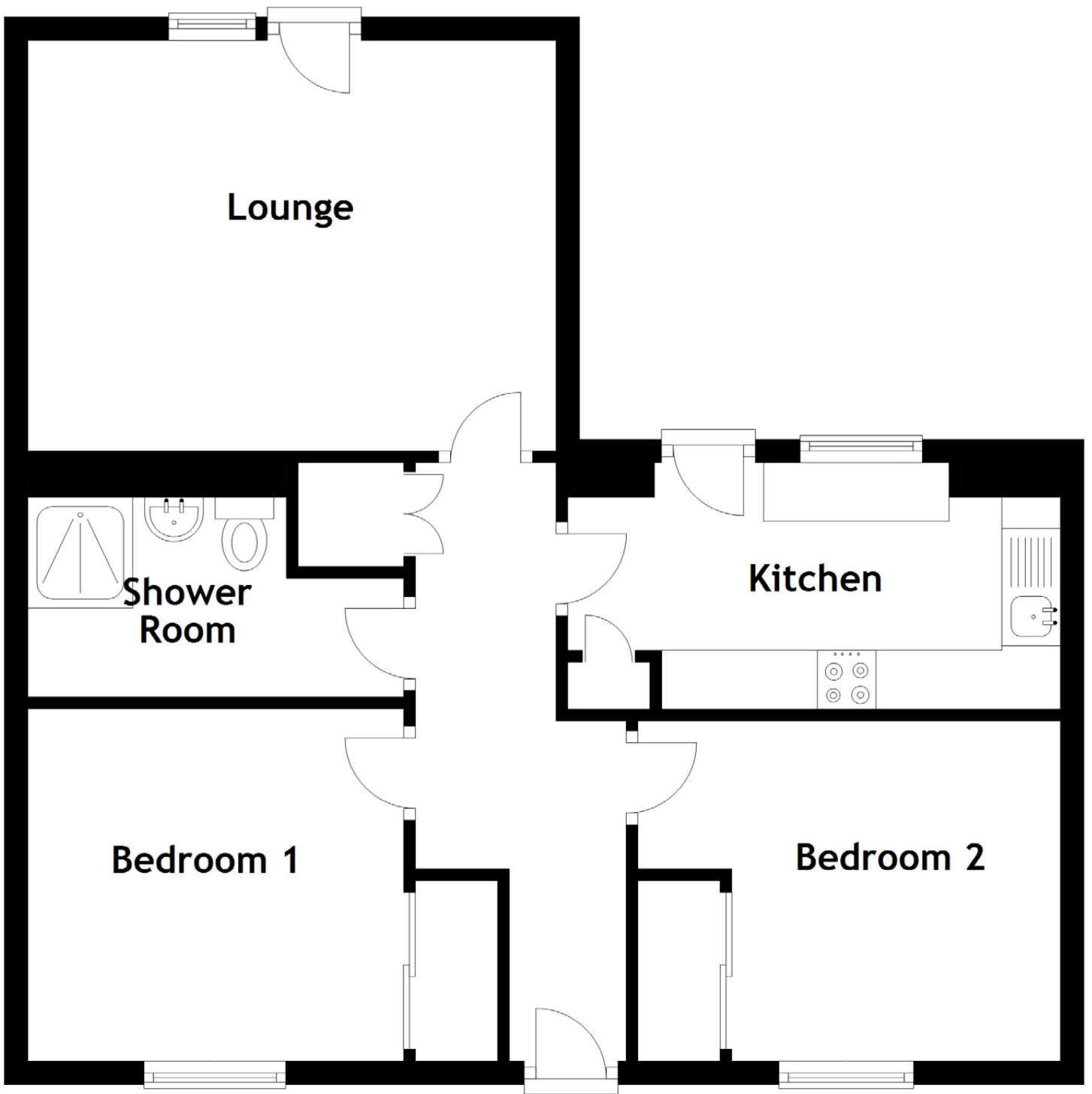


**Bedroom 2**









Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.50m (11'6")	Shower Room	3.20m (10'6") x 1.70m (5'7")
Kitchen	4.20m (13'9") x 2.10m (6'11")		
Bedroom 1	3.20m (10'6") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): 63m <sup>2</sup>	
Bedroom 2	2.90m (9'6") x 2.80m (9'2")	EPC Rating: C	







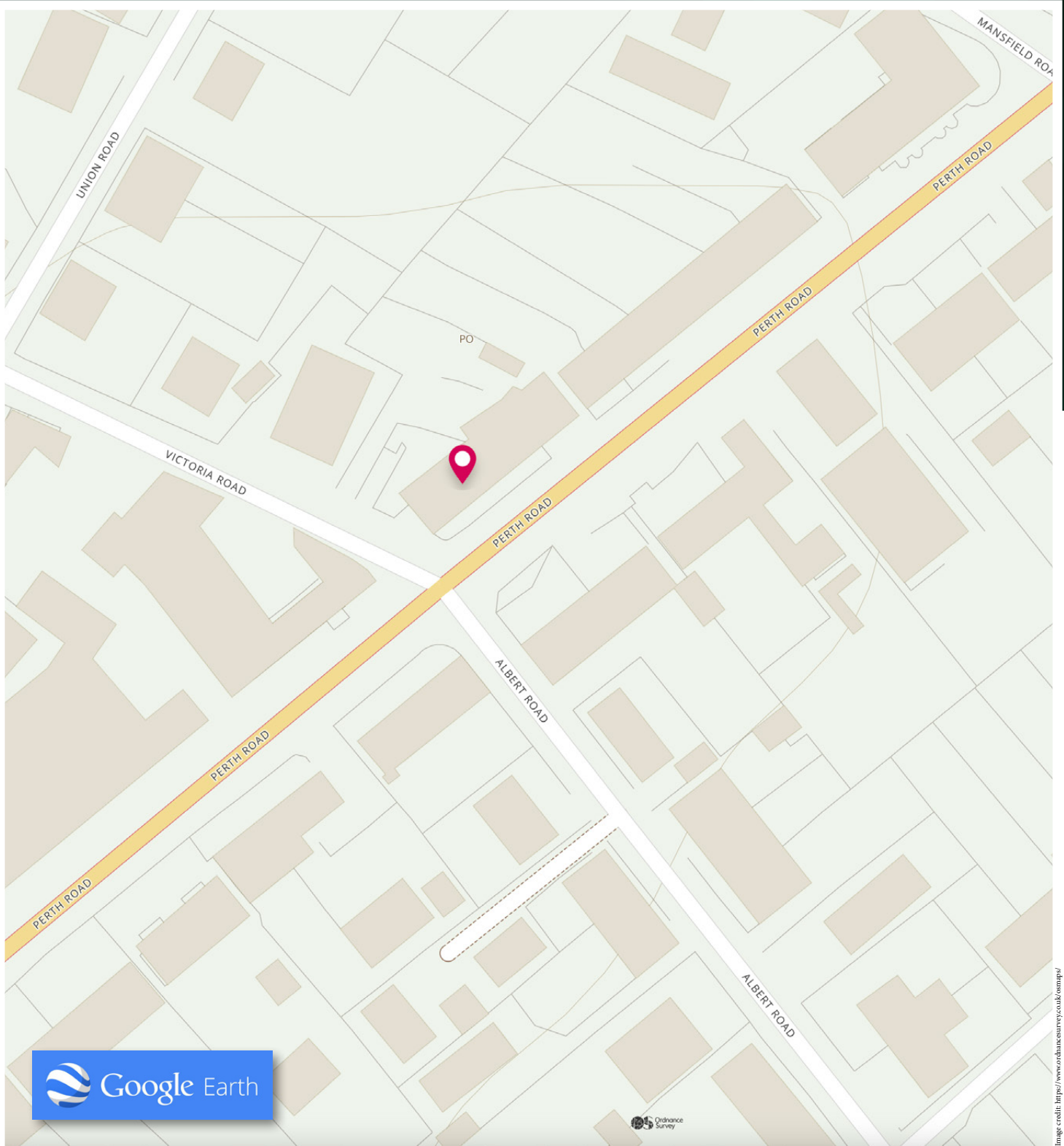


A highly desirable residential area, Scone offers a range of local amenities including shops, a health centre and a library. There is a scenic park and a duck pond. A regular bus service provides transport to Perth, and it is also worth noting that the Park and Ride facility has also now been extended 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 city of Perth is some 2.8 miles away and offers all the amenities a city can offer including the concert hall and theatre.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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