




McEwan Fraser Legal

Solicitors & Estate Agents

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Wilhelema, 42 Angus Road

SCONE, PERTH, PERTHSHIRE, PH2 6RA



Scone

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A highly desirable residential area, Scone offers a range of local amenities including shops, health centre and 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 a concert hall and theatre.

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McEwan Fraser legal are excited to present to the market this beautiful example of an Art Deco period bungalow in the picturesque village of Scone.

Rare to the market, this home was built for the family still in ownership. This home is much loved and the decision to sell was not taken lightly but it is time for someone new to enjoy the delight this home must surely bring. The house has a great sense of flow with excellent use being made of natural light.

Accommodation is formed over a single level and requires modernisation. The welcoming porch, so typical of the period, sits at the front door and opens to the vestibule. The lounge is an elegantly proportioned public room where the focal point is the feature fireplace. The square Bay window takes the opportunity to flood the room with light. The dining room mirrors the lounge. This room could easily be utilised as a sitting room.

The kitchen is located near the back door and there are two large cupboards on the other side of the inner hall making it possible to explore enlarging the kitchen area.

The family bathroom offers a white suite. There are two double bedrooms.

Pretty gardens frame the bungalow and a garage with long drive affords off street parking for several vehicles. Subject to any necessary planning consents, there is scope to extend this home for the right buyer.



Lounge



Kitchen & Dining Room



*“...The house has
a great sense of
flow with excellent
use being made of
natural light ...”*



Bedrooms



Bathroom



Specifications

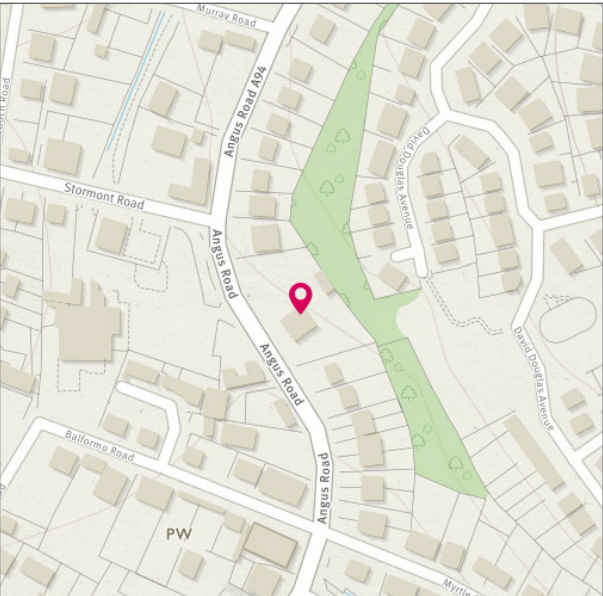
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen	2.80m (9'2") x 2.60m (8'6")
Dining Room	4.60m (15'1") x 3.40m (11'2")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bathroom	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m²): 97m² | EPC Rating: E





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