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4 Catmoor Avenue, Scone, **Perth PH2 6NQ**

Offers Over £68,000

- Modern Terraced Bungalow
- Excellent Condition
- Quiet Residential Area
- Modern Fitted Kitchen
- Intruder Alarm
- Garden Shed
- Energy Efficient
- Good Rental Potential
- Council Tax - A
- Double Bedroom
- Off Street Parking
- Private Gardens
- Gas C. H. & Double Glazing
- Modern Shower Room
- Bus Stop Nearby
- Close to Shops, School & Park
- City of Perth 2 miles
- EPC Rating – C

Viewing By Appointment:

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DESCRIPTION: Located in a quiet area close to the centre of Scone and only 2 miles from Perth this attractive, terraced bungalow is in immaculate condition and easy to keep cosy and warm. The front door leads to a vestibule and open plan living room with adjacent bedroom. Large built in cupboards provide plenty of storage in both rooms and there is further attic storage above. A corridor leads to a modern, well equipped kitchen and a recently refurbished shower room. There is a small and sunny garden to the front and a rear garden which is currently used for parking. There is also plenty of on street parking and the bus stop to town is just a short walk. Scone Recreation Park a convenience store and local Primary School are also nearby. Scone has two further supermarkets, a library, restaurant and the City of Perth with all its shops and services is just a ten minute bus ride.



ENTRANCE & VESTIBULE: (1m x 1.5m) Two steps lead up to a secure UPVC door and into a small vestibule. This opens into the main living area with adjacent bedroom. From the rear garden a timber door leads into the hallway at the back of the property.



SITTING ROOM: (4.1m x 2.2m) The open plan sitting room and adjacent bedroom have a fitted carpet throughout. The room is simply decorated and has a large south facing picture window which makes the room bright and sunny. To the rear of the room there are two, deep fitted cupboards which provide plenty of storage. Beside this, a door leads to a hallway to the kitchen, shower room and the back door. Above the hallway, a hatch gives access to the well insulated attic.



BEDROOM: (3m x 1.5m) The bedroom area is partially partitioned, the rest being closed off by curtains. A window to one end allows in natural light and at the other are double, built in wardrobes with sliding doors. The wardrobe also houses a brand new, Worcester Bosch combi boiler.



KITCHEN: (2m x 2m) From the hallway, a sliding door gives access to this small, but practical kitchen. Here there are modern fitted, ash wood effect base and wall units and light coloured laminate worktops. These are fitted with an electric oven and grill, four ring gas hob with stainless steel filter hood above. Above the worktops and behind the hob are tiled splash back. A stainless steel sink with mixer taps, sits below a picture window overlooking the rear garden. Beneath the worktops there is space for a washing machine and dishwasher and there is also room in the corner for a fridge freezer.



SHOWER ROOM: (2.1m x 1.5m) Recently completely refurbished with a new white suite and walk in shower that runs off the combi boiler and with a fixed glass screen. The shower walls are fitted with easy to clean laminate panels and there is a fold away seat. A window with frosted glass provides natural light and there is also an electric extractor fan.



GARDEN & EXTERIOR: From the street, a wrought iron gate gives access to the front garden. The garden is laid out with low maintenance, stone chips and there is a border for bulbs and bedding plants to the right of the stone path. There are also a few wooden planters. Being south facing, this is a pleasant place to sit out and enjoy the morning sun. The rear garden is also gravel and stone slabs and used mainly for parking. There is also a timber shed and timber that gates lead out to a communal and visitors parking area to the rear of the property.



LOCATION: Catmoor Avenue is situated in the heart of a quiet residential development to the left of Scone town centre. A service bus to the town passes the door and buses to Perth travel down the adjacent road. A local convenience store is approximately 5 minute walk as is the pretty Scone Recreation Park, a good place for walks and for feeding the ducks. The town of Scone has two supermarkets, a library, doctors surgery, restaurant and primary school - all the secondary schools are in Perth. The City of Perth with all its shops, services and national transport links is just 2 miles to the south across the river Tay. This is a very attractive part of Perthshire and is surrounded by open countryside, walks and cycle routes. Scone Palace, Murrayshall Golf Course, Perth Racecourse and many other major attractions are nearby too.



DIRECTIONS: From Perth follow the A94 through Scone and turn left onto Victoria Road, Catmoor Road and left onto Catmoor Avenue where the property is immediately on the right . Alternatively, please follow the website link.



Viewing by appointment only through Adams Property:

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Floorplan:



4 CATMOOR AVENUE, SCONE PH2 6NQ

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