Broomhill Cottage 2 Highfield Road, Scone, PH2 6RE
Offers Over £499,950

4   **3**   **3**   **C**

Located in the desirable town of Scone, just a short distance from Perth, the property offers easy access to various local services and amenities, including a supermarket, restaurants, pubs, health centre, and the highly regarded Robert Douglas Memorial primary school. With a regular bus route into Perth, residents can enjoy the tranquility of village life while still being close to city.

Presented in move-in condition, the property offers bright and spacious accommodation throughout, comprising; GROUND FLOOR: Entrance vestibule, hallway, bathroom, living room/dining room, kitchen, sitting room, study and three bedrooms (one with en suite shower room and dressing room).
FIRST FLOOR: Landing, bathroom, bedroom and dressing room/bedroom.

The property offers versatile living space with very generous room proportions spread over two floors, providing ample space for all your needs.
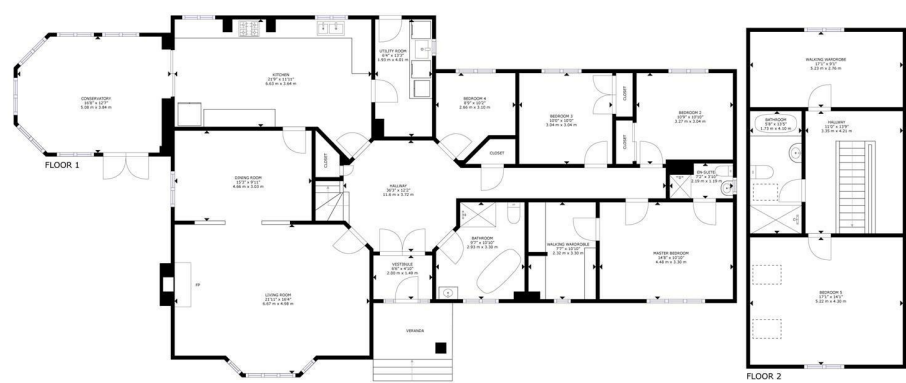
Warmth is provided via gas central heating, the windows are fully double glazed.

Externally, garden grounds lie to the front, side and rear of the property, offering the perfect space to relax. The monoblock driveway & single garage provides ample parking space for a number of vehicles and is accessed via the electric security gates. There is also CCTV fitted around the property along with an alarm system.

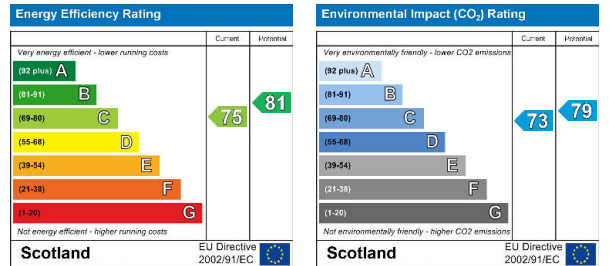Viewing is highly recommended to appreciate this family home.

- 4 Bedrooms
- Sought after location
- Close To All Local Amenities
- Garage
- Gas Central Heating
- Private Garden
- Perfect family home

Broomhill Cottage, 2 Highfield Road, Scone, PH2 6RE

GROSS INTERNAL AREA
FLOOR 1: 2,144 sq. ft, 199 m², FLOOR 2: 642 sq. ft, 59 m²
TOTAL: 2,786 sq. ft, 258 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Scotland — EU Directive 2002/91/EC

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