



**Premier  
Properties**  
Perth



## 21 Netherlea, Perth, PH2 6QA Offers Over £370,000

 3  1  2  D

Thoughtfully arranged across a single level, the accommodation comprises a warm and welcoming entrance hall, a convenient W.C., a bright and spacious living room featuring a wood-burning stove and picturesque views, and a stylish kitchen/dining area complete with integrated appliances. There are three generously sized bedrooms and a well-appointed family bathroom. Excellent storage solutions are available throughout the home.

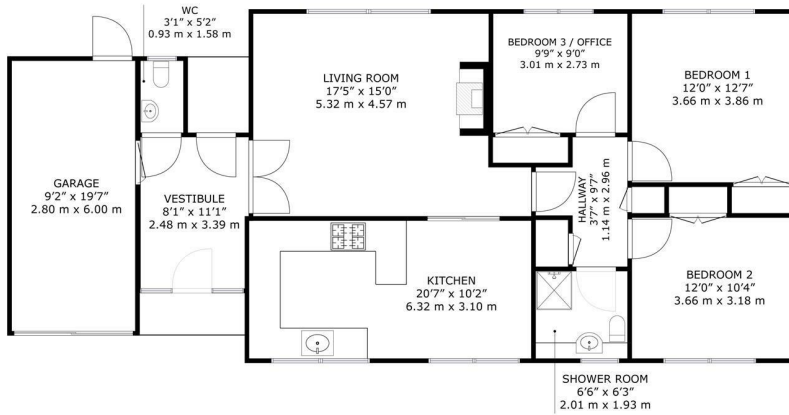
The property benefits from gas central heating and double glazing, ensuring year-round comfort and efficiency. Recently, all double glazing and doors throughout the property have been upgraded.

Externally, the home is positioned on a quiet and secluded plot. A private driveway to the front provides ample off-street parking and leads to a garage equipped with power and lighting. An EV charging point is also installed for added convenience.

To the rear, the beautifully landscaped garden is predominantly laid to lawn and features a lovely decked area —ideal for relaxing or entertaining during the warmer months. A standout feature is the detached home office located at the bottom of the garden, fully powered and lit, making it perfect for remote work or creative pursuits. The property offers excellent potential for extensions, subject to planning permission.

The property enjoys a peaceful setting within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, petrol station. Beautiful woodland and hill walks are available within a minute's walk of the front door including Kinnoull Hill, MacDuff's monument, or simply along the Annaty Burn, making this property ideal for those who enjoy the outdoors. The local Robert Douglas Memorial Primary School and Nursery are within walking distance, and a play park is available just across the road, perfect for young children. A regular bus service provides transport to the neighbouring city of Perth.

- Sought after location
- Ideal family home
- Close to local amenities
- Easy access to Perth City Centre
- Quiet residential area
- Perfect for downsizing
- Viewing highly recommended
- Fantastic sized plot



## 21 Netherlea Scone, Perth, PH2 6QA

GROSS INTERNAL AREA  
TOTAL: 1220 sq.ft, 113.3 m<sup>2</sup>

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                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| Scotland                                    |  | EU Directive 2002/91/EC |           |
|                                             |  |                         |           |
|                                             |  | 62                      | 71        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| Scotland                                                        |  | EU Directive 2002/91/EC |           |
|                                                                 |  |                         |           |
|                                                                 |  | 66                      | 73        |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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