

Buy your next home with Next Home

Leading Perthshire Estate Agency

63b Perth Road, Scone, Perth, PH2 6JL

Offers Over £65,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

63b Perth Road, Scone, Perth, PH2 6JL

Many thanks for your interest in
63b Perth Road, Scone, Perth, PH2 6JL.

We offer free, no obligation mortgage
advice to all our buyers.

Next Home Estate Agents dedicate themselves to be available when you are, to arrange a valuation. We are known in offering an unbeatable service 7 days a week until 9pm.

If you have a property to sell contact us
getting our customers moving quicker and
at a higher price than our competitors. Put
us to the test and get your free valuation

We have the largest sales team in today, call 01764 42 43 44.

Perthshire, operating from our 5 offices

throughout Perthshire and delivering more
sales than any other estate agent.

If you would like to be kept informed of other
great properties like this one please
register on our hot buyers list, where we

Not only are we Perthshire's Number 1
choice but we are also local. One of the reasons we know the local markets so well

is because we live here. So let us guide you
through the selling and buying process.

If you're a first time buyer we have
incentives to help get you onto the
property ladder our consultants can advise
you through the whole process.

About the area

Scone offers a range of local amenities including shops for day to day shopping, the renowned Robert Douglas Memorial Primary School and a range of outdoor pursuits.

There is easy access to the M90 and A90 leading to Edinburgh, Stirling, Glasgow and Dundee. The City of Perth which is approximately 3 miles away offers further amenities including High Street shopping, cinema, concert hall, restaurants, café quarter, leisure facilities, secondary schooling, train and bus stations.



Property summary

We are delighted to bring to the market this very well presented 1 BEDROOM 1ST FLOOR APARTMENT situated within the highly desirable village of Scone.

The property offers well proportioned accommodation over one floor comprising: spacious lounge/diner, kitchen, double bedroom and bathroom. There is double glazing and gas central heating throughout.

Pertaining to the property there is private garden as well a communal shared garden and drying green area to the rear with a 1/8 share of an outbuilding included. Parking is available on street.

Please note the current owner has had heat detectors and smoke detector devices hard wired into the property, which would benefit buy-to-let investors / landlords.

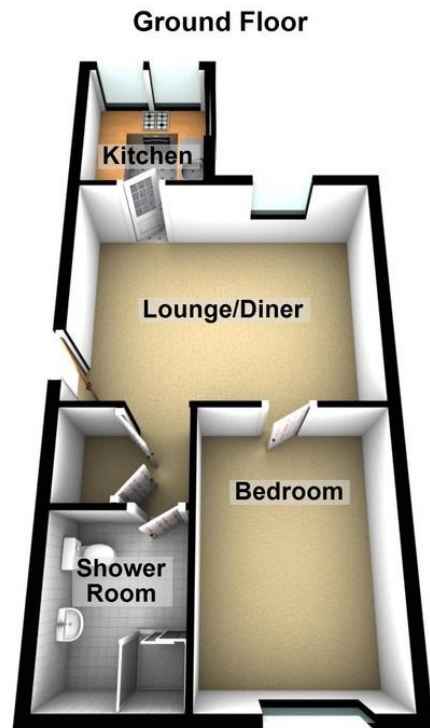


Key property features

- ✓ Ideal for first time buyers
- ✓ Immediate entry available
- ✓ Walk in condition
- ✓ Popular residential area
- ✓ Communal garden grounds
- ✓ Close to local amenities
- ✓ Great investment opportunity
- ✓ Rental certified
- ✓ Outside storage
- ✓ Spacious lounge



Floorplans





Property Room Sizes

LOUNGE/DINER 14' 4" X 12' 2" (4.37M X 3.71M)

BEDROOM 10' 8" X 7' 3" (3.25M X 2.21M)

KITCHEN 8' 5" X 7' 1" (2.57M X 2.16M)

SHOWER ROOM 7' 2" X 5' 8" (2.18M X 1.73M)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



NEXTHOME
ESTATE & LETTING AGENTS

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 – 43 Allan Street, Blairgowrie 01796 54 80 14

47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

*The only Perthshire estate agent **available 7 days until 9pm***

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

Registered Office: Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXT HOME (Scotland) Ltd is an appointed representative of Kingsgate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme