



# Buy your next home with Next Home

Leading Perthshire Estate Agency

29 Birch Avenue, Scone, Perth, PH2 6LE

Offer Over £150,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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29 Birch Avenue, Scone, Perth, PH2 6LE

Many thanks for your interest in  
29 Birch Avenue, Scone, Perth, PH2 6LE.

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 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 will email you of new property listings and choice but we are also local. One of the property open days.

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

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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

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Next Home are delighted to bring to the market this extended 2 bedroom mid terraced villa to the Perthshire residential sales market.

The property offers spacious accommodation comprising: Entrance hall , lounge which is open plan to the dining room that leads to a tastefully decorated kitchen, 2 double bedrooms and modern shower room.

There is private patio garden for ease of maintenance and space for outdoor dining.



# Key property features

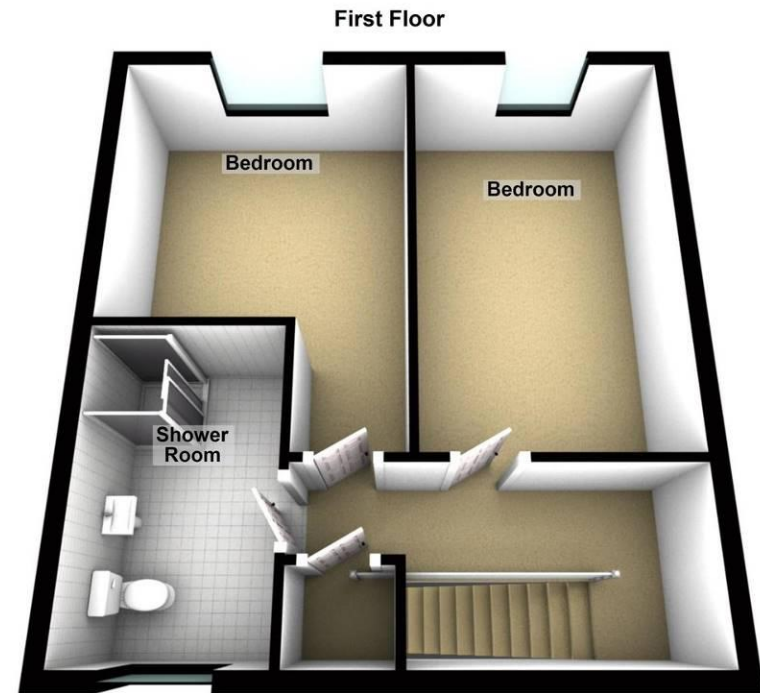
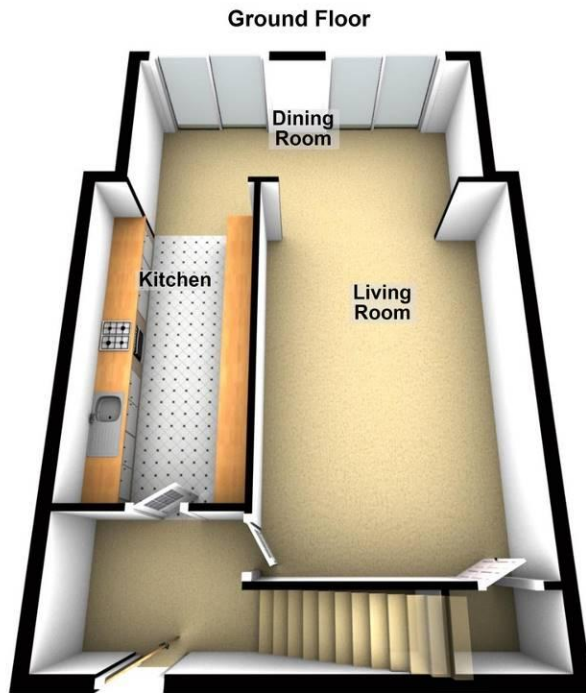
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- ✓ Extended
- ✓ 2 double bedrooms
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Open plan lounge/diner
- ✓ GCH
- ✓ Double glazing
- ✓ Ideal for first time buyers
- ✓ Good storage
- ✓ Modern Shower room





# Floorplans





# Property Room Sizes

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HALL

LOUNGE 3' 3" X 10' 10" (1M X 3.3M)

DINING ROOM 17' 9" X 9' 2" (5.41M X 2.79M)

KITCHEN 14' 3" X 8' 1" (4.34M X 2.46M)

BEDROOM 14' 3" X 10' 2" (4.34M X 3.1M)

BEDROOM 14' 3" X 9' (4.34M X 2.74M)

SHOWER ROOM 9' 5" X 5' 7" (2.87M X 1.7M)

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.



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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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

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