

# Buy your next home with Next Home

Leading Perthshire Estate Agency

6 Affric Avenue, Scone, Perth, PH2 6SH

Offers Over £165,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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6 Affric Avenue, Scone, Perth, PH2 6SH

Many thanks for your interest with 6 Affric Avenue, Scone, Perth, PH2 6SH.

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

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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.

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

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.



# 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 this extended 3 BEDROOM MID-TERRACED VILLA to the Perthshire residential sales market.

The accommodation is set over two levels and comprises of: Entrance hall, large storeroom, open plan kitchen/diner, extended living room, study, 3 bedrooms and a 4 piece bathroom suit.

There is off street parking for 2 cars to the front and a fully enclosed rear garden.





# Key property features

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- ✓ Popular residential area
- ✓ 3 bedrooms
- ✓ Extended
- ✓ Open plan kitchen/diner
- ✓ Close to amenities
- ✓ Ideal Family Home
- ✓ Ideal for first time buyers
- ✓ Off street parking
- ✓ Great storage
- ✓ Chain free













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

An expert from our local branch will provide you with  
the most accurate valuation.

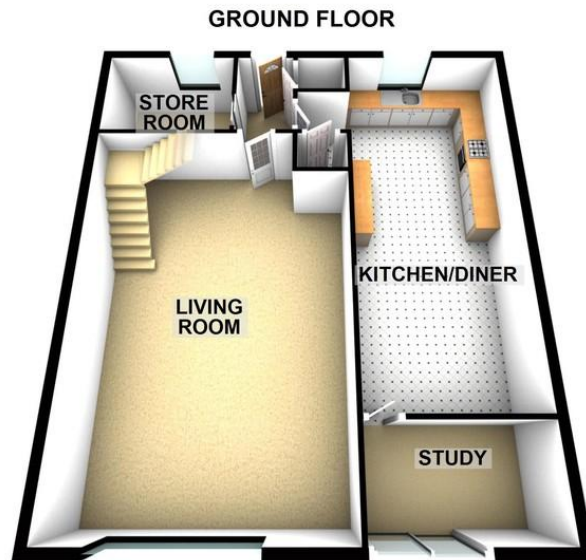


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# Floorplans

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# Property Room sizes

## ENTRANCE HALL

## STORE ROOM

6' 2" x 5' 9" (1.88m x 1.75m)

## KITCHEN/DINER

21' 8" x 10' 7" (6.6m x 3.23m)

## LOUNGE

22' 2" x 13' 1" (6.76m x 3.99m)

## STUDY

7' 3" x 7' 3" (2.21m x 2.21m)

## BEDROOM

11' 9" x 11' 3" (3.58m x 3.43m)

## BEDROOM

11' 3" x 8' 5" (3.43m x 2.57m)

## BEDROOM

8' 9" x 6' (2.67m x 1.83m)

## BATHROOM

9' 5" x 9' (2.87m x 2.74m)

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..... 01250 39 80 02

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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