

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

69 Perth Road, Scone, Perth, PH2 6JL

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Offers Over £105,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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69 Perth Road, Scone, Perth, PH2 6JL

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

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 renown 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 01764 42 43 44.

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 to the market this 1 bedroom end-terraced cottage situated in the sought after area of Scone.

The property is set over one level and would make an ideal home for a first time buyer with accommodation comprising: entrance hall with storage, spacious lounge, galley kitchen with built in cupboard, conservatory that can be used as a dining room, double bedroom with built in storage and a shower room.

The rear garden is fully enclosed with timber fencing with a patio and summer house.

Additionally there is a floored attic space that could be converted into further accommodation.

Gas central heating and double glazing throughout.



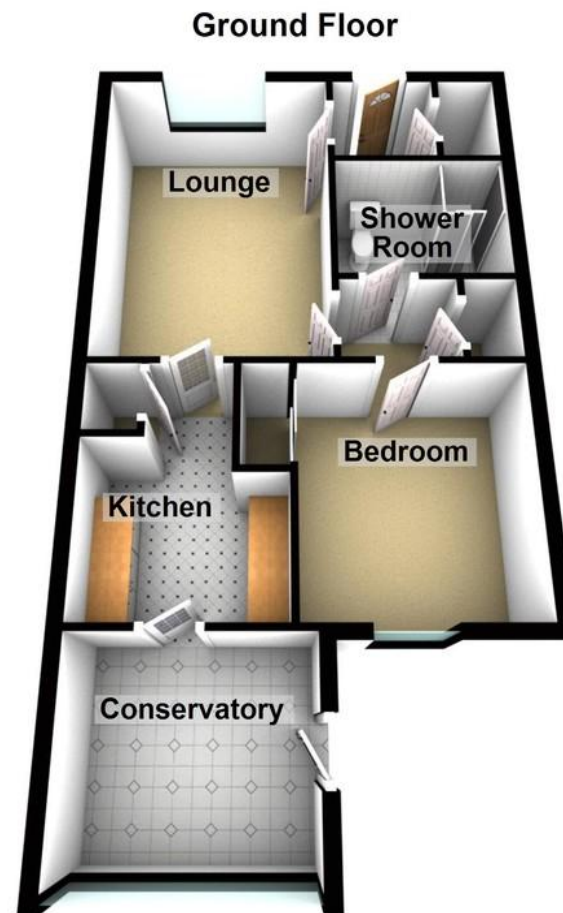
# Key property features

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- ✓ Rare to the market
- ✓ Ideal for first time buyers
- ✓ Close to local amenities
- ✓ Popular residential area
- ✓ Conservatory
- ✓ Potential attic conversion
- ✓ Private rear garden
- ✓ Spacious lounge
- ✓ Good storage



# Floorplans





# Property Room Sizes

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ENTRANCE HALL

LOUNGE 16' 2" X 9' 8" (4.93M X 2.95M)

KITCHEN 11' 2" X 7' 2" (3.4M X 2.18M)

CONSERVATORY 9' 9" X 9' 3" (2.97M X  
2.82M)

BEDROOM 11' 4" X 9' 7" (3.45M X 2.92M)

SHOWER ROOM 7' 2" X 5' 9" (2.18M X

1.75M)

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.



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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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