

# Buy your next home with Next Home

Leading Perthshire Estate Agency

58 Spoutwells Drive, Scone, Perth, PH2 6SB

Offers Over £200,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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58 Spoutwells Drive, Scone, Perth, PH2 6SB

Many thanks for your interest with 58 Spoutwells Drive, Scone, Perth, PH2 6SB.

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 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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a  
week until 9pm



Registered Buyers



No obligation  
mortgage advice



Conveyancing  
Quotations



First Time Buyer  
with No Deposit



Next Home's  
Buying Guide



Next Home  
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.





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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring to the market this 3 BEDROOM MID-TERRACED VILLA situated within the desirable village of Scone.

The property would be ideal for a first time buyer with spacious accommodation set over 2 levels comprising: Entrance hall, shower room, open plan lounge/dining room, modern kitchen with space for a dining table and chairs, 3 double bedrooms with built in storage and a family bathroom.

On street parking can be found to the front of the property.

The rear garden is fully enclosed with timber fencing and is mainly laid to lawn for ease of maintenance.

There is a timber shed and a garage included within the sale.

Gas central heating and double glazing throughout.



# Key property features

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- ✓ 3 double bedrooms
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Ideal for a first time buyer
- ✓ Garage
- ✓ Large garden
- ✓ Modern kitchen
- ✓ 2 bathrooms
- ✓ Spacious rooms throughout
- ✓ Gas central heating















# Have a property to sell?

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



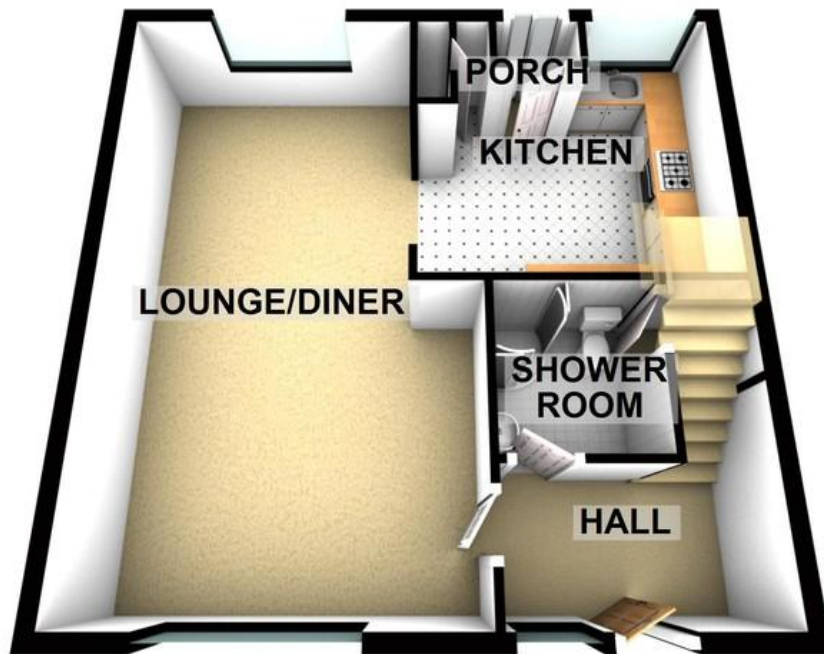
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# Floorplans

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**GROUND FLOOR**



**FIRST FLOOR**



# Property Room sizes

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## **ENTRANCE HALL**

*9' 3" x 5' (2.82m x 1.52m)*

## **SHOWER ROOM**

*6' 4" x 5' 11" (1.93m x 1.8m)*

## **LOUNGE/DINER**

*23' 5" x 11' 2" (7.14m x 3.4m)*

## **KITCHEN**

*12' 1" x 11' 6" (3.68m x 3.51m)*

## **LANDING**

*6' 2" x 2' 10" (1.88m x 0.86m)*

## **BEDROOM**

*11' 2" x 10' 6" (3.4m x 3.2m)*

## **BEDROOM**

*11' 2" x 10' 6" (3.4m x 3.2m)*

## **BEDROOM**

*9' 4" x 9' 2" (2.84m x 2.79m)*

## **BATHROOM**

*7' 8" x 5' 10" (2.34m x 1.78m)*

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

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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..... 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)

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