



12 Murray Road, Scone, Perth, PH2 6RQ

Offers Over £425,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

12 Murray Road, Scone, Perth, PH2 6RQ

Many thanks for your interest with 12 Murray Road, Scone, Perth, PH2 6RQ.

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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 reknown 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.

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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

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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Property Summary

Next Home are delighted to bring this rare to the market 4 bedroom detached villa situated in the sought after area of Scone.

The property would make the ideal family home and is bursting with character with spacious accommodation set over 2 levels comprising: vestibule, entrance hall, spacious lounge with ornate coricing to the ceiling, feature wood-burning stove and space for large furniture, kitchen with an island and a gas fired range, sitting area which is open to the kitchen, boot room, utility room, 3 double bedrooms, office/nursery, family bathroom and a w/c.

The property sits on a generous sized plot with a large mature garden to the front of the property which is mainly laid to lawn for ease of maintenance.

There is also a patio area to the side of the property which is ideal for a table chairs.

Off -street parking is provided for multiple vehicles via a gravelled driveway.

Gas central heating throughout.



Key property features

- ✓ 4 bedrooms
- ✓ Large garden
- ✓ Outline planning for a bungalow
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Close to local amenities
- ✓ Good schooling nearby
- ✓ Ornate cornicing
- ✓ Boot room & Utility room
- ✓ Outbuildings













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Floorplans





Property Room sizes

VESTIBULE

14' 11" x 8' 9" (4.55m x 2.67m)

HALL

BEDROOM

16' 11" x 11' 3" (5.16m x 3.43m)

LOUNGE

19' 9" x 14' 1" (6.02m x 4.29m)

BEDROOM

16' 1" x 14' 3" (4.9m x 4.34m)

SITTING ROOM

18' 1" x 14' (5.51m x 4.27m)

BEDROOM/STUDY

8' 3" x 7' 10" (2.51m x 2.39m)

KITCHEN

13' 8" x 10' 11" (4.17m x 3.33m)

BEDROOM(GROUND FLOOR)

14' 1" x 11' 9" (4.29m x 3.58m)

BOOT ROOM

10' 11" x 6' (3.33m x 1.83m)

BATHROOM

UTILITY ROOM

SHOWER ROOM

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..... 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

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

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