

Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Mansfield Road, Scone, Perth, PH2 6SA

Offers Over £380,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

12 Mansfield Road, Scone, Perth, PH2 6SA

Many thanks for your interest with 12 Mansfield Road, Scone, Perth, PH2 6SA.

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

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 to the market this completely renovated 4 bedroom detached property situated in the sought after town of Scone.

The property would make the ideal family home with well-presented accommodation set over 1 level comprising: Front porch, entrance hall, open plan kitchen/dining room with space for a variety of free-standing furniture and feature wall with a wood burning stove, 4 double bedrooms, one of which is currently being used as tv snug. Access to the loft space is from this room. There is also a tastefully decorated 4 piece bathroom suite and a w/c.

Additionally there is potential to create further accommodation via a loft conversion. Two of the rooms are currently being used as an office and a studio/crafts room.

To the front there is a large garden with lawn, patio and a mixture of mature shrubbery throughout.

There is also 2 outbuilding with power and lighting and a rear garden.

Gas central heating throughout.



Key property features

- ✓ 'C' listed building
- ✓ Completely renovated
- ✓ Modern bathroom
- ✓ Popular residential area
- ✓ Spacious property
- ✓ Wood burning stove
- ✓ Ideal family home
- ✓ Close to local amenities
- ✓ Outbuilding with power
- ✓ Potential loft conversion











Have a property to sell?

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



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Property Room sizes & Floorplans

ENTRANCE PORCH

8' x 5' 11" (2.44m x 1.8m)

ENTRANCE HALL

KITCHEN/DINING ROOM/SITTING ROOM

27' 1" x 15' 3" (8.25m x 4.65m)

LOUNGE/BEDROOM

13' 4" x 10' 4" (4.06m x 3.15m)

BEDROOM

15' 2" x 12' 6" (4.62m x 3.81m)

BEDROOM

13' 3" x 11' 3" (4.04m x 3.43m)

BEDROOM

11' 9" x 9' 7" (3.58m x 2.92m)

OFFICE SPACE

13' 3" x 12' 6" (4.04m x 3.81m)

BATHROOM

10' 2" x 9' 6" (3.1m x 2.9m)

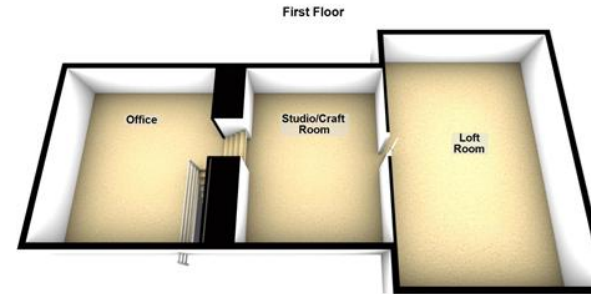
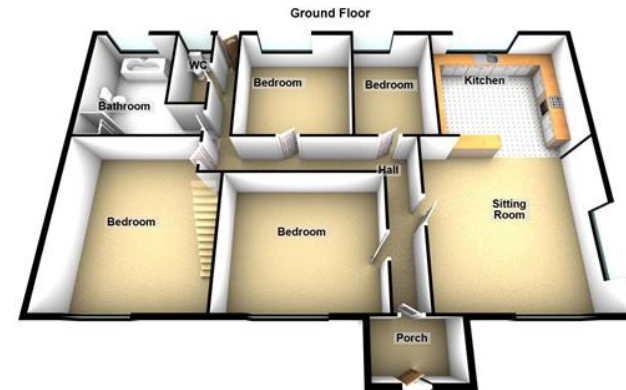
W/C

LOFT ROOM

15' x 10' 4" (4.57m x 3.15m)

LOFT ROOM

24' x 23' (7.32m x 7.01m)



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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