

Buy your next home with Next Home

Leading Perthshire Estate Agency

1 Lynedoch Road, Scone, Perth, PH2 6RJ

Offers Over £210,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

1 Lynedoch Road, Scone, Perth, PH2 6RJ

Many thanks for your interest with 1 Lynedoch Road, Scone, Perth, PH2 6RJ.

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

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

Next Home are delighted to bring to the market this immaculately presented 2 bedroom semi-detached bungalow situated in the sought after town of Scone.

The property would be ideal for a host of buyers with accommodation set over one level comprising: Vestibule, entrance hall which gives access to all accommodation on offer, a bright lounge with wood burning stove and space for a variety of free-standing furniture, kitchen/dining room with space for a table and chairs, 2 double bedrooms and a modern bathroom.

Off-street parking is provided for 2 cars via a driveway.

There are private gardens to the front and side with hedges to the borders that provide privacy.

There is also and lawn and patio area.

Gas central heating and double glazing throughout.



Key property features

- ✓ 2 double bedrooms
- ✓ Immaculately presented
- ✓ Ideal for a host of buyers
- ✓ Loft conversion potential
- ✓ Woodburning stove
- ✓ Popular residential area
- ✓ Off-street parking
- ✓ Private gardens
- ✓ Gas central heating
- ✓ Herringbone flooring









Have a property to sell?

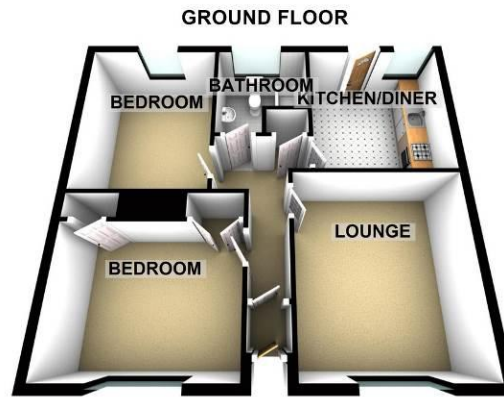
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

HALL

LOUNGE

13' 7" x 13' (4.14m x 3.96m)

KITCHEN/DINER

11' 4" x 11' 4" (3.45m x 3.45m)

BEDROOM

12' x 11' 2" (3.66m x 3.4m)

BEDROOM

12' 2" x 10' 8" (3.71m x 3.25m)

BATHROOM

7' 8" x 6' 2" (2.34m x 1.88m)

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

The only Perthshire estate agent available 7 days until 9pm

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