

# Buy your next home with Next Home

Leading Perthshire Estate Agency

27 Austen Way, Scone, Perth, PH2 6FF

Offers Over £325,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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27 Austen Way, Scone, Perth, PH2 6FF

Many thanks for your interest with 27 Austen Way, Scone, Perth, PH2 6FF.

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 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.

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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# Property Summary

Next Home are delighted to bring to the market this immaculately presented 4 bedroom detached villa situated in a newly developed area of the popular town of Scone.

The property would make the ideal family home with accommodation set over 2 levels with the ground floor offering: Entrance hall, lounge with modern tiled flooring, open plan kitchen/dining room with a fully fitted kitchen with integrated fridge/freezer, dishwasher, 4 electric ceramic hob with oven/grill below and space for a large dining table and chairs, utility room, w/c and a sunroom which can be used for a variety of reasons and gives access to the rear garden.

A carpeted stairwell leads to the first floor landing which gives access to 4 bedrooms with the principal bedroom benefiting from built in wardrobes and a modern en-suite shower room.

There is also modern family bathroom. Off-street parking is provided via a mono-bloc driveway to the front with space for 3 cars and leads to a single garage.

The rear garden is private and has been fully landscaped to high standard with a decking and 2 patios area ideal for hosting and relaxing in the summer months and taking in the countryside views.

Gas central heating, solar panels and double glazing.



# Key property features

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- ✓ 4 bedrooms
- ✓ Principal En-suite
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ NHBC
- ✓ Solar panels
- ✓ Immaculately presented
- ✓ Private fully landscaped garden
- ✓ Countryside views
- ✓ Sun room



















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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

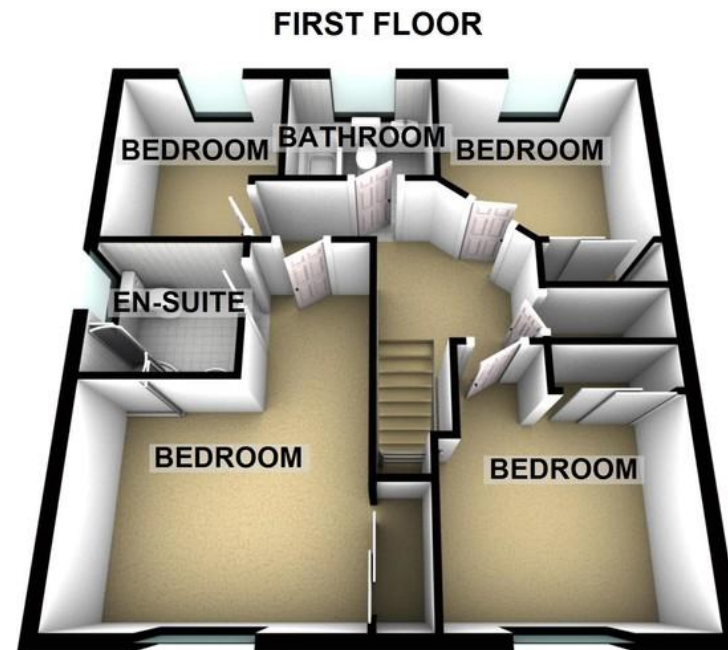
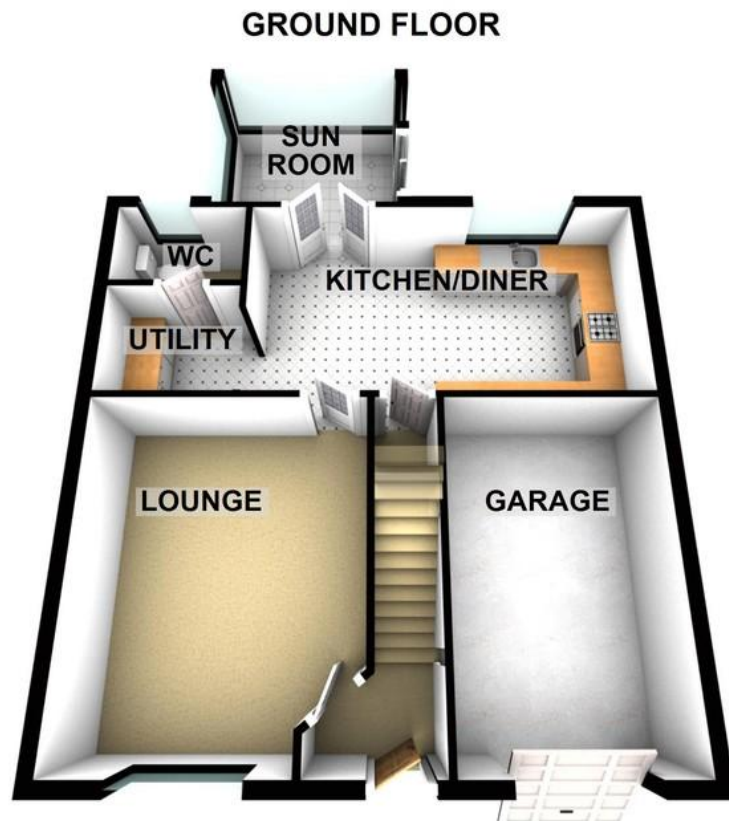


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# Floorplans

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# Property Room sizes

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## ENTRANCE HALL

## LOUNGE

*16' x 9' 9" (4.88m x 2.97m)*

## KITCHEN/DINER

*17' 1" x 11' 5" (5.21m x 3.48m)*

## SUN ROOM

*11' x 10' 8" (3.35m x 3.25m)*

## UTILITY ROOM

*6' 7" x 5' 9" (2.01m x 1.75m)*

## W/C

*6' 3" x 5' (1.91m x 1.52m)*

## BEDROOM

*16' 5" x 9' 8" (5m x 2.95m)*

## ENSUITE

*9' 8" x 6' 3" (2.95m x 1.91m)*

## BEDROOM

*12' 7" x 11' 2" (3.84m x 3.4m)*

## BEDROOM

*9' 3" x 8' 1" (2.82m x 2.46m)*

## BEDROOM

*10' 3" x 7' 5" (3.12m x 2.26m)*

## BATHROOM

*7' 4" x 7' 1" (2.24m x 2.16m)*

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.



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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