



Buy your next home with Next Home

Leading Perthshire Estate Agency

28 Cross Street, Scone, Perth, PH2 6LR

Offers Over £175,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

28 Cross Street, Scone, Perth, PH2 6LR

Many thanks for your interest with 28 Cross Street, Scone, Perth, PH2 6LR.

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 maisonette situated in the ever sought after town of Scone.

The property is set over 2 levels and comprises: entrance hall with bespoke wall panelling which leads to 2 large double bedrooms and a 4 piece bathroom suite, a welcoming landing gives access to a warm and spacious lounge with ample room for a variety of free standing furniture with an open stairwell leading to a large open plan kitchen/dining room with room for a large table and chairs and more free-standing furniture

There is also space for an office space with a w/c and utility room

To the front of the property there is off-street parking for a car.

There is a large garden to the rear that is mainly laid to lawn for ease of maintenance with a patio area and a summer house.

Gas central heating and double glazing throughout.



Key property features

- ✓ 2 double bedrooms
- ✓ Large landing
- ✓ 4 piece bathroom suite
- ✓ Large private garden
- ✓ Off-street parking
- ✓ Open plan kitchen/dining area
- ✓ Utility room
- ✓ Ideal for a first time buyer
- ✓ Gas central heating
- ✓ Chain free





28 Cross Street, Scone, PH2 6LR - Hall



28 Cross Street, Scone, PH2 6LR - Kitchen/Dining



28 Cross Street, Scone, PH2 6LR - Kitchen



28 Cross Street, Scone, PH2 6LR - Dining area



28 Cross Street, Scone, PH2 6LR - Bedroom



An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

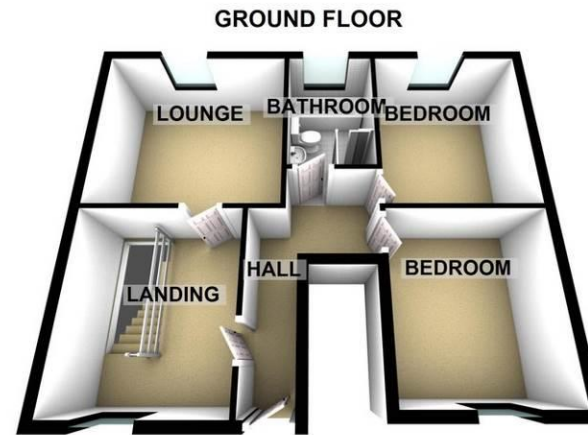
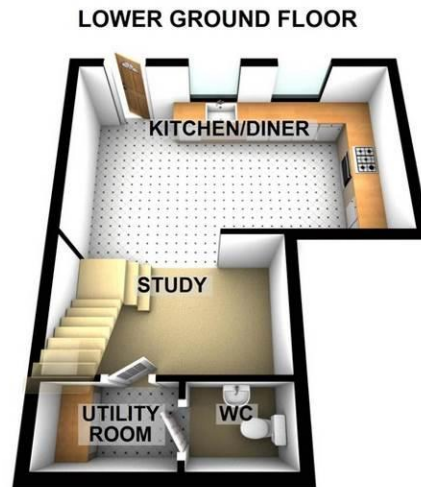
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LANDING

LOUNGE

15' 5" x 12' 3" (4.7m x 3.73m)

KITCHEN/DINER

19' 5" x 11' 0" (5.92m x 3.35m)

STUDY AREA

12' 10" x 7' 6" (3.91m x 2.29m)

UTILITY ROOM

7' 6" x 4' 4" (2.29m x 1.32m)

W/C

BEDROOM

12' 9" x 12' 3" (3.89m x 3.73m)

BEDROOM

12' 9" x 11' 6" (3.89m x 3.51m)

BATHROOM

6' 6" x 8' 1" (1.98m x 2.46m)

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

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

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