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Leading Perthshire Estate Agency

Peach Cottage, 13 Cross Street, Scone, Perth, PH2 6LR

Offers Over £190,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

13 Cross Street, Scone, Perth, PH2 6LR

Many thanks for your interest with 13 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.

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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 present this charming mid-terraced home offers an ideal combination of traditional character and modern comfort, perfectly positioned in the highly desirable village of Scone.

Set over two storeys, the property welcomes you with a bright and spacious entrance hallway leading into a stylish open-plan kitchen and dining area.

This inviting space is thoughtfully designed for both everyday family living and entertaining, offering ample room for a dining table alongside contemporary kitchen fittings. The adjoining lounge provides a relaxing retreat, enjoying views across the rear garden and creating a warm, peaceful atmosphere to unwind in after a busy day.

Upstairs, the home features three well-proportioned bedrooms, each filled with natural light and offering flexible accommodation for families, guests, or those seeking a home office. A modern family bathroom completes the upper level, tastefully finished with high-quality fixtures and fittings.

Outside, the property benefits from an enclosed private garden-an ideal space for outdoor dining, play, or quiet relaxation. There is also a patio area, including a working hot tub, which will be included with the sale.

Located just off the main route into Scone, the home enjoys a peaceful residential setting among similar properties, all within easy reach of local shops, schools, cafés, and leisure facilities.

The village is known for its welcoming community and picturesque surroundings, while the nearby city of Perth is only a short drive away, providing excellent shopping, dining, and transport links.

This delightful property represents a wonderful opportunity to enjoy comfortable, contemporary living in one of Perthshire's most sought-after villages.

Early entry is available.



Key property features

- ✓ Spacious accommodation throughout
- ✓ Large open plan kitchen/diner
- ✓ Modern bathroom
- ✓ West facing rear garden
- ✓ Excellent storage
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Hot tub included with sale
- ✓ Gas central heating
- ✓ Ideal for first-time buyer or those looking to downsize













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 have small garden sheds or patios. 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.

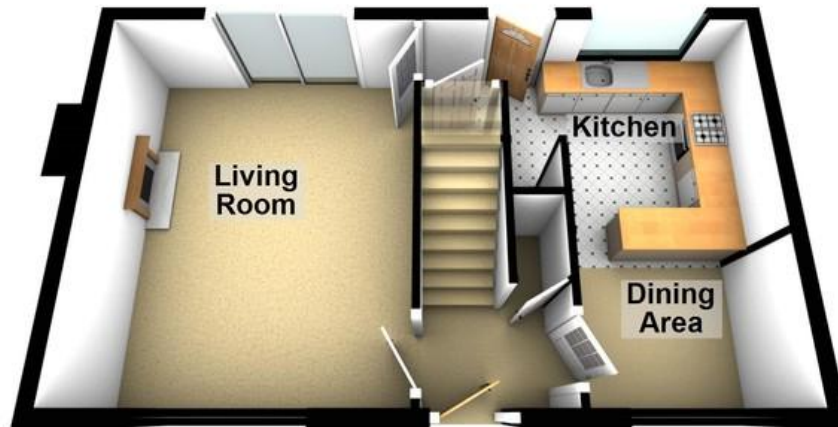


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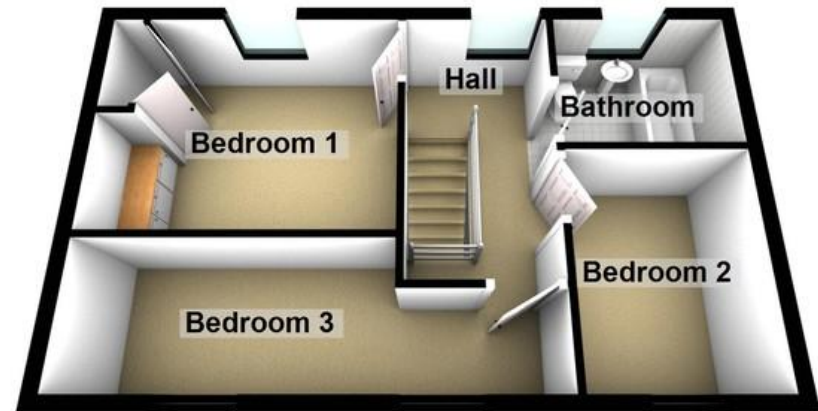
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Floorplans

Ground Floor



First Floor





Property Room sizes

KITCHEN

14' 2" x 9' 6" (4.34m x 2.90m)

DINING ROOM

10' 9" x 6' 9" (3.29m x 2.06m)

LIVING ROOM

13' 2" x 16' 2" (4.02m x 4.95m)

BEDROOM 1

11' 6" x 10' 6" (3.53m x 3.22m)

BEDROOM 2

10' 5" x 10' 7" (3.19m x 3.23m)

BEDROOM 3

19' 10" x 5' 6" (6.05m x 1.70m)

HALL

6' 8" x 9' 3" (2.05m x 2.84m)

BATHROOM

7' 0" x 5' 6" (2.15m x 1.69m)

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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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

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