

# Buy your next home with Next Home

Leading Perthshire Estate Agency

18 Birch Terrace, Scone, Perth, PH2 6LG

Offers Over £145,000

  
**NEXTHOME**  
ESTATE & LISTING AGENTS

# Buying with Next Home

---

18 Birch Terrace, Scone, Perth, PH2 6LG

Many thanks for your interest with 18 Birch Terrace, Scone, Perth, PH2 6LG.

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 rarely available 1 bedroom end terrace bungalow, situated within a quiet and highly sought after residential area of Scone. Occupying a generous corner plot and presented in true walk-in condition, this attractive home offers spacious accommodation throughout together with excellent outdoor space and storage.

The property enjoys a peaceful position overlooking an attractive public green space, creating a wonderful sense of openness while remaining conveniently located for local amenities and transport links. Internally, the accommodation is bright, well-proportioned and beautifully maintained, featuring a modern fitted kitchen and a stylish contemporary bathroom designed for comfortable modern living.

A particular highlight of the property is the impressive fully enclosed wrap around garden. South facing and wonderfully sun drenched throughout the day, the outdoor space provides an ideal setting for relaxing, entertaining or gardening. The generous plot offers excellent privacy and further benefits from two prepared shed bases ready for installation, giving excellent potential for additional storage or workshop space.

Further practical benefits include gas central heating, double glazing and excellent storage throughout the property, including the attic space accessed via the cloakroom. On street parking is conveniently located directly beside the bungalow for ease of access.

Rarely available and ideally suited to a range of buyers including downsizers, first time purchasers and those seeking single level living, this charming home offers an excellent opportunity to secure a well-presented property in one of Scone's most desirable residential locations.



# Key property features

---

- ✓ One double bedroom
- ✓ Spacious accommodation throughout
- ✓ Excellent storage
- ✓ Large corner plot with wrap-around garden
- ✓ South facing sun drenched garden
- ✓ On street parking next to property
- ✓ Modern kitchen & bathroom
- ✓ Overlooks public green space
- ✓ Quiet and highly desirable residential area
- ✓ Rare to market











# Have a property to sell?

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



**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room Sizes

## HALL

*13' 5" x 3' 3" (4.1m x 1m)*

## CLOAKROOM

*5' 10" x 5' 10" (1.8m x 1.8m)*

## LOUNGE

*16' 4" x 10' 5" (4.98m x 3.2m)*

## KITCHEN

*10' 7" x 7' 10" (3.25m x 2.41m)*

## BEDROOM

*11' 11" x 9' 3" (3.64m x 2.83m)*

## BATHROOM

*6' 5" x 5' 8" (1.98m x 1.74m)*

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.



**NEXTHOME**  
ESTATE & LETTING AGENTS

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)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme