



Buy your next home with Next Home

Leading Perthshire Estate Agency

92 Angus Road, Scone, Perth, PH2 6RB

Offers Over £230,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

92 Angus Road, Scone, Perth, PH2 6RB

Many thanks for your interest with 92 Angus Road, Scone, Perth, PH2 6RB.

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 rare opportunity to purchase this two-bedroom semi-detached bungalow, offered to the market for the first time and located within a highly popular and well-established area of Scone.

The property has never previously been sold and offers well-proportioned accommodation throughout, along with excellent potential for modernisation and extension, subject to the necessary consents, making it ideal for a wide range of buyers.

The accommodation comprises a welcoming entrance hall which provides access to all rooms on offer, as well as access to the attic space. The spacious lounge is positioned to the front of the property and features an attractive bay window, allowing for an abundance of natural light. There is a separate dining room, a fitted kitchen, and a conservatory which enjoys views over and access to the rear garden, providing additional living space.

There is a generously sized principal bedroom along with a further well-proportioned double bedroom. The accommodation is completed by a family bathroom.

Externally, the property benefits from a good-sized garden laid mainly to lawn, offering excellent outdoor space. Off-street parking is also available, adding to the convenience of the property.



Key property features

- ✓ Rare to the market
- ✓ Popular Residential area
- ✓ Chain free
- ✓ Ideal for retirement
- ✓ Good sized garden
- ✓ Potential to extend
- ✓ Large attic space
- ✓ Close to local amenities
- ✓ Gas central heating
- ✓ Great potential











Have a property to sell?

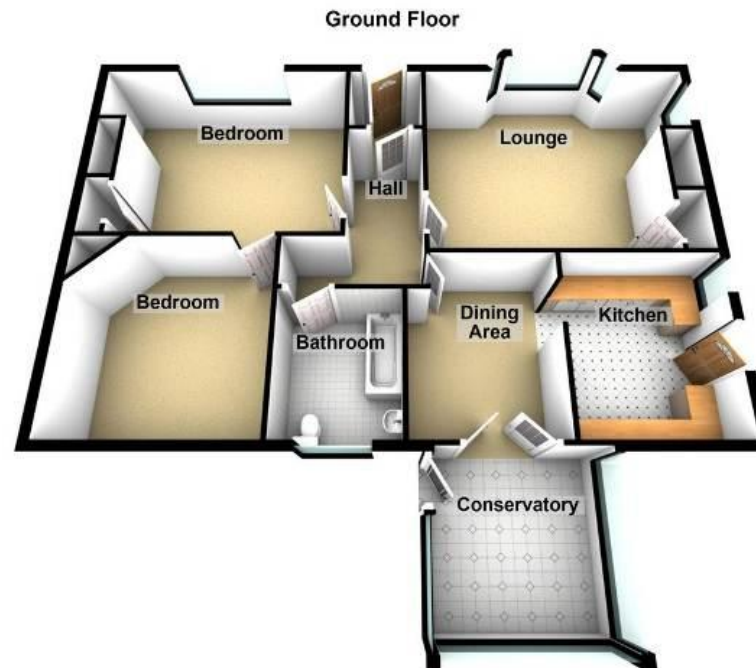
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

HALL

LOUNGE

16' x 14' (4.88m x 4.27m)

KITCHEN

11' x 8' 6" (3.35m x 2.59m)

DINING ROOM

11' x 9' (3.35m x 2.74m)

CONSERVATORY

9' x 8' 11" (2.74m x 2.72m)

BEDROOM

12' x 12' (3.66m x 3.66m)

BEDROOM

11' 10" x 10' 11" (3.61m x 3.33m)

BATHROOM

8' x 5' (2.44m x 1.52m)

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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