



7 Queens Road, Scone, Perth, PH2 6QJ

Offers Over £525,000

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NEXTHOME
ESTATE & LETTING AGENTS

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7 Queens Road, Scone, Perth, PH2 6QJ

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Next Home's
Buying Guide



Next Home
Open Days

About the Area

Scone is one of Perthshire's most sought-after villages, offering an excellent mix of local amenities, attractive surroundings and easy access to Perth.

The village has a good selection of shops, cafés, restaurants, a supermarket, primary schooling and everyday services, while Perth city centre is only a short drive away for a wider range of shopping, leisure and transport links.

Scone is also well placed for commuters, with straightforward road connections towards Dundee, Edinburgh, Stirling and the wider Central Belt. Outdoor enthusiasts are well catered for too, with Scone Palace, riverside walks and open countryside nearby, making the area ideal for families and those looking for a quieter setting without giving up convenience.





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Property Summary

Set within one of Scone's most sought-after residential areas, this substantial five-bedroom detached villa offers an impressive level of space, character and flexibility, making it an excellent family home.

The ground floor provides three generous public rooms, giving plenty of scope for separate living, dining and family spaces. A bright conservatory adds another useful area overlooking the garden, while a dedicated office provides an ideal space for working from home.

A particular feature is the handmade kitchen, fitted with an extensive range of timber cabinetry and generous worktop space. A separate utility room and WC add further practicality on the ground floor.

Upstairs are five well-proportioned bedrooms, together with two bathrooms. One is a spacious four-piece bathroom suite comprising bath, separate shower, WC and wash hand basin, complemented by an additional bathroom on the same floor.

The property also benefits from a lined and floored attic space, providing valuable additional storage.

Outside, there are private gardens to both the front and rear, with mature planting, lawned areas and plenty of space to enjoy outdoors. Within the rear garden is a substantial double garage, offering excellent parking, workshop and storage space.

With five bedrooms, three public rooms, a separate office, conservatory, handmade kitchen, two first-floor bathrooms, utility room, generous gardens, large double garage and useful attic space, 7 Queens Road offers an exceptional amount of accommodation in a highly desirable Scone location.



Key property features

- ✓ Sought-after Scone location
- ✓ Five generous bedrooms
- ✓ Three separate public rooms
- ✓ Dedicated home office
- ✓ Handmade fitted kitchen
- ✓ Bright conservatory
- ✓ Four-piece family bathroom
- ✓ Ground-floor WC & utility
- ✓ Large double garage
- ✓ Private front & rear gardens















Have a property to sell?

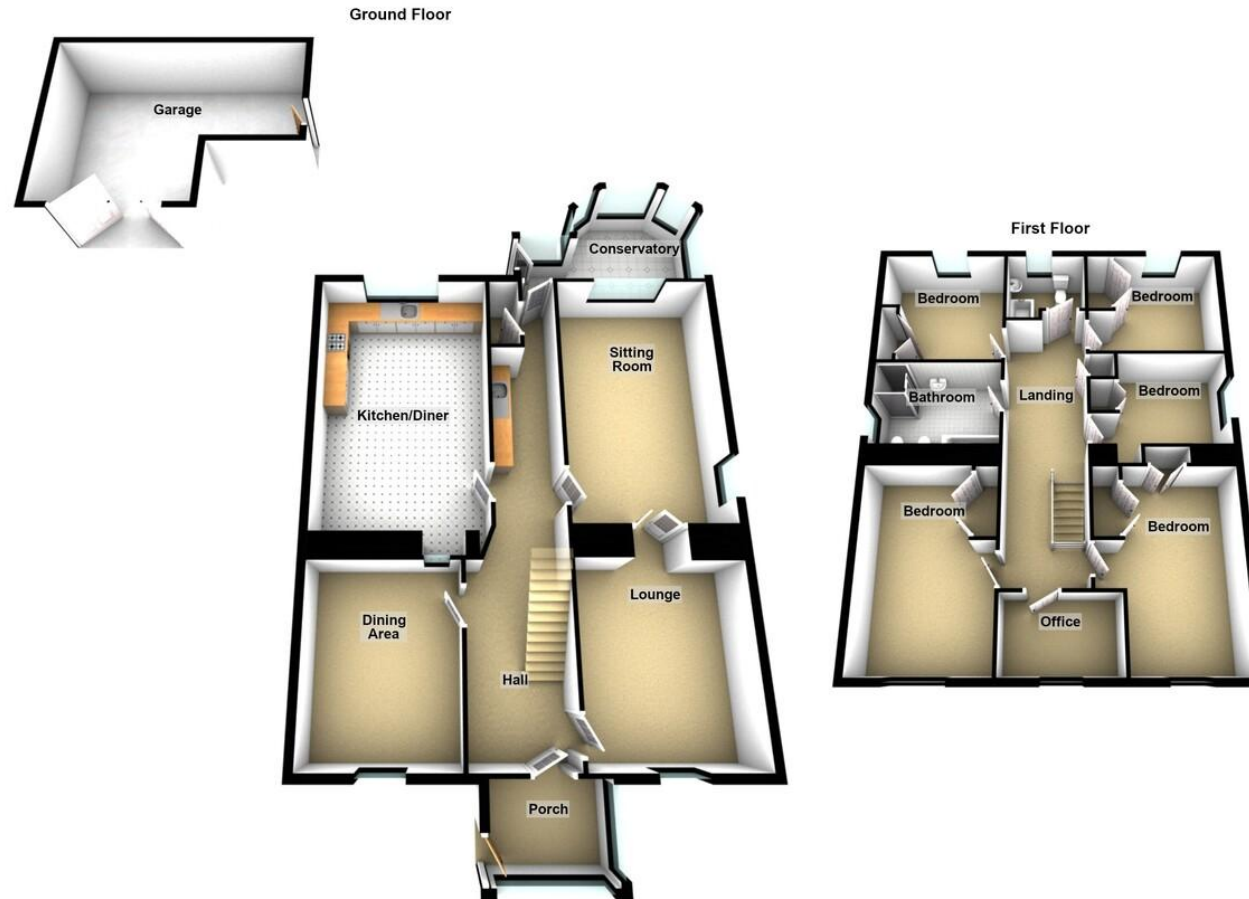
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

PORCH

7' 6" x 6' 2" (2.3m x 1.9m)

HALL

19' 0" x 5' 10" (5.8m x 1.8m)

LOUNGE

15' 1" x 13' 1" (4.6m x 4m)

SITTING ROOM

19' 4" x 11' 1" (5.9m x 3.4m)

DINING ROOM

15' 1" x 10' 5" (4.6m x 3.2m)

KITCHEN/DINER

18' 4" x 12' 9" (5.6m x 3.9m)

CONSERVATORY

15' 8" x 10' 5" (4.8m x 3.2m)

UTILITY AREA

12' 9" x 6' 6" (3.9m x 2m)

LANDING

21' 11" x 6' 6" (6.7m x 2m)

BEDROOM(FRONT RIGHT)

15' 8" x 11' 1" (4.8m x 3.4m)

BEDROOM(FRONT LEFT)

15' 1" x 11' 1" (4.6m x 3.4m)

BEDROOM(BACK LEFT)

11' 1" x 10' 9" (3.4m x 3.3m)

BEDROOM(BACK RIGHT)

13' 9" x 8' 10" (4.2m x 2.7m)

BEDROOM(MIDDLE)

13' 9" x 8' 10" (4.2m x 2.7m)

OFFICE

8' 6" x 5' 6" (2.6m x 1.7m)

BATH/SHOWERROOM

12' 1" x 6' 10" (3.7m x 2.1m)

BATHROOM

6' 2" x 5' 10" (1.9m x 1.8m)

W/C(GROUND FLOOR)

DOUBLE GARAGE

20' 8" x 18' 4" (6.3m x 5.6m)

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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