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Leading Perthshire Estate Agency

19 Lynedoch Road, Scone, Perth, PH2 6RJ

Offers Over £300,000

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

19 Lynedoch Road, Scone, Perth, PH2 6RJ

Many thanks for your interest with 19 Lynedoch Road, Scone, Perth, PH2 6RJ.

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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Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Lynedoch Road enjoys a desirable residential setting within the popular Perthshire village of Scone, offering an excellent combination of village living, convenient amenities and easy access to Perth city centre. Scone is particularly popular with families, professionals and those seeking a quieter lifestyle while remaining close to the city.

The village provides an excellent range of everyday amenities, including local shops, cafés, restaurants, a supermarket, healthcare facilities and schooling, together with regular bus services into Perth. There are also a number of parks, recreational facilities and pleasant walking routes throughout the surrounding area.

Scone is perhaps best known for historic Scone Palace, the crowning place of Scottish kings and one of Perthshire's most celebrated attractions. Its extensive grounds, gardens and woodland provide a wonderful destination for days out and seasonal events. Nearby Perth Racecourse hosts racing and events throughout the year, while golfers are well catered for with several excellent courses within easy reach.

The surrounding Perthshire countryside offers fantastic opportunities for walking, cycling, fishing and wildlife watching. The River Tay, Kinnoull Hill and picturesque countryside around Stormontfield provide an abundance of scenic routes and outdoor pursuits.

Perth city centre is only a short distance away and offers an extensive selection of shops, restaurants, cafés, leisure facilities and cultural attractions, including Perth Theatre, Perth Concert Hall and Perth Museum. Excellent road connections provide convenient access to the A9, A90 and M90, making Dundee, Edinburgh, Stirling and destinations throughout central Scotland readily accessible.

Combining a sought-after village setting with excellent amenities, outdoor recreation and close proximity to Perth, Lynedoch Road provides an ideal base from which to enjoy everything Scone and wider Perthshire have to offer.





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Property Summary

Next Home Estate Agents are delighted to present this spacious three bedroom detached home, ideally situated on the highly desirable Lynedoch Road in Scone. Offering generous accommodation, beautiful mature gardens and excellent potential for modernisation, this property represents a rare opportunity for purchasers looking to create a superb family home tailored to their own style.

Requiring upgrading throughout, the property provides an excellent blank canvas while already benefiting from gas central heating and impressive proportions. The ground floor comprises a welcoming hallway, kitchen and separate dining room, together with an exceptionally spacious lounge featuring a fireplace and large picture window overlooking the rear garden. A conservatory provides further living space and access towards the garden, although this area would benefit from renovation. A convenient WC completes the ground floor.

A staircase with an impressive picture window provides excellent natural light and leads to the upper level, where there are three generous double bedrooms. Two benefit from built-in storage, while two retain attractive original fireplaces, adding character and charm. A shower room and substantial storage cupboard housing the boiler complete the accommodation.

Externally, the property sits within beautiful mature garden grounds, predominantly laid to lawn with established flower beds and mature trees creating an attractive and private setting. Gated access at the rear leads directly onto Spoutwells Road, where there is a convenient bus stop.

Parking is particularly generous, with a driveway in front of the garage and an additional driveway to the side of the house. The former stables now provide a substantial double garage which itself requires renovation but offers exciting potential for garaging, workshop use or future development, subject to any necessary consents.

Ideally positioned close to Scone's shops, schools and local amenities, this rarely available property combines space, character and outstanding potential in a sought-after location.



Key property features

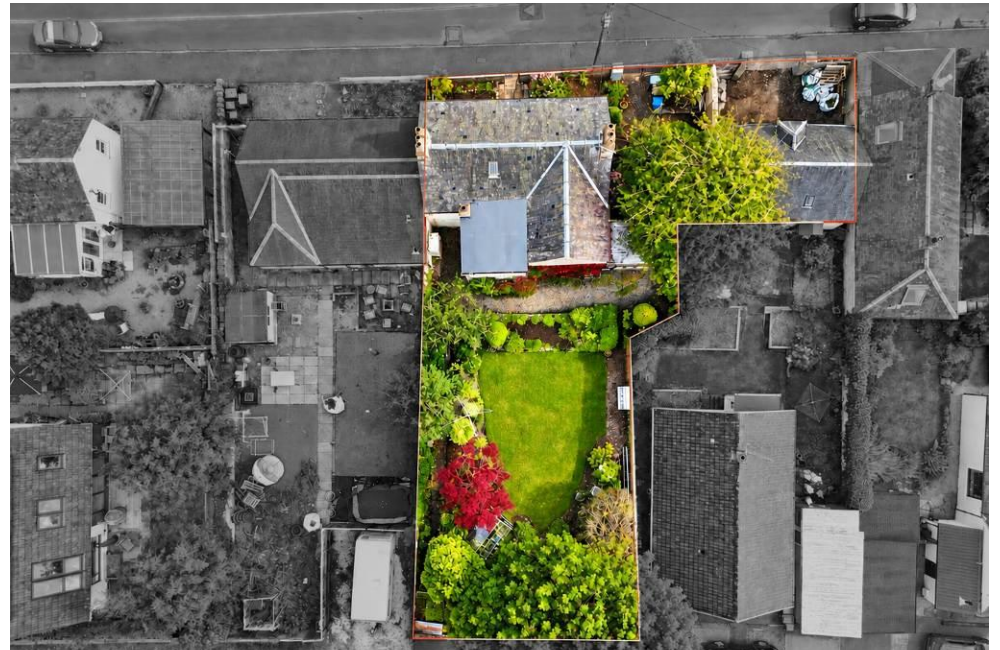
- ✓ Renovation opportunity
- ✓ 3 Double bedrooms
- ✓ Large lounge
- ✓ Spacious accommodation throughout
- ✓ Double garage
- ✓ 2 Driveways
- ✓ Beautiful, mature garden
- ✓ Gas central heating
- ✓ Desirable residential location
- ✓ Close to local amenities & schooling















Have a property to sell?

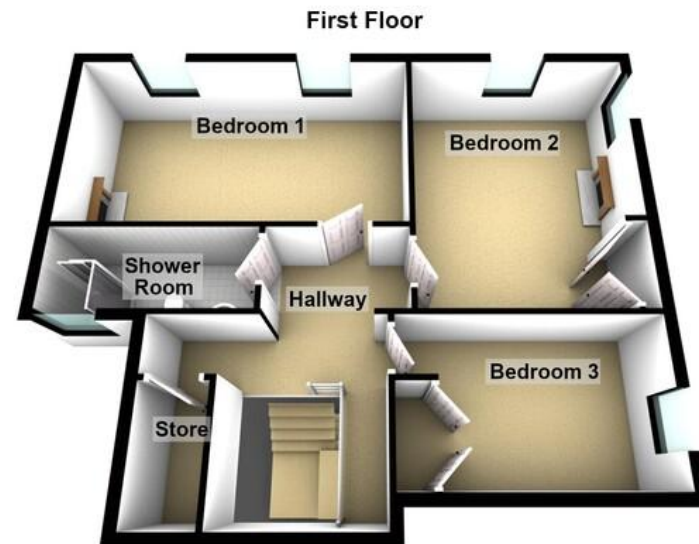
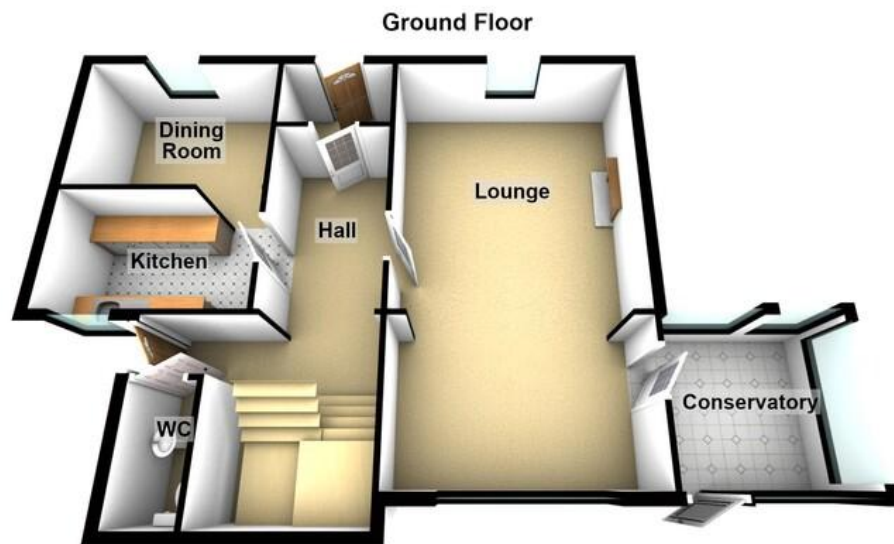
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

VESTIBULE

6' 6" x 4' 1" (1.989m x 1.264m)

KITCHEN

11' 2" x 6' 11" (3.428m x 2.124m)

DINING ROOM

11' 2" x 8' 4" (3.428m x 2.554m)

LOUNGE

13' 8" x 26' 2" (4.191m x 7.997m)

CONSERVATORY

9' 3" x 8' 7" (2.828m x 2.625m)

WC

3' 5" x 6' 11" (1.045m x 2.120m)

BEDROOM 1

18' 4" x 10' 9" (5.592m x 3.299m)

BEDROOM 2

11' 5" x 16' 0" (3.504m x 4.885m)

BEDROOM 3

13' 7" x 8' 5" (4.158m x 2.588m)

SHOWER ROOM

11' 4" x 4' 10" (3.459m x 1.479m)

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:

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