



# Buy your next home with Next Home

Leading Perthshire Estate Agency

70 Abbey Road, Scone, Perth, PH2 6LL

Offers Over £210,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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70 Abbey Road, Scone, Perth, PH2 6LL

Many thanks for your interest with 70 Abbey Road, Scone, Perth, PH2 6LL.

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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a 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

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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 bring to the market this immaculately presented two-bedroom semi-detached bungalow which offers bright, stylish accommodation in a sought-after area of Scone, with beautifully maintained garden grounds that are a true standout feature of the home.

The property is entered via a welcoming porch leading into a central hallway with useful built-in storage.

The main living space is a superb open plan lounge, dining and kitchen area, creating a bright and sociable environment. A large rear-facing window frames views over the garden and floods the space with natural light, while the kitchen offers a practical breakfasting area.

The accommodation includes a generous double bedroom with a walk-in wardrobe, a further single bedroom which could also serve as a home office, and a tastefully decorated shower room completing the internal layout.

Externally, the rear garden is a particular highlight—beautifully landscaped and lovingly maintained. A generous patio area provides the perfect space for outdoor dining and entertaining, while a well-kept lawn is bordered by an abundance of colourful planting, including mature shrubs, flowering borders and seasonal blooms that create a vibrant and ever-changing setting. Winding pathways and thoughtfully designed sections give the garden a sense of depth and tranquillity, with seating areas positioned to enjoy the surroundings in privacy.



# Key property features

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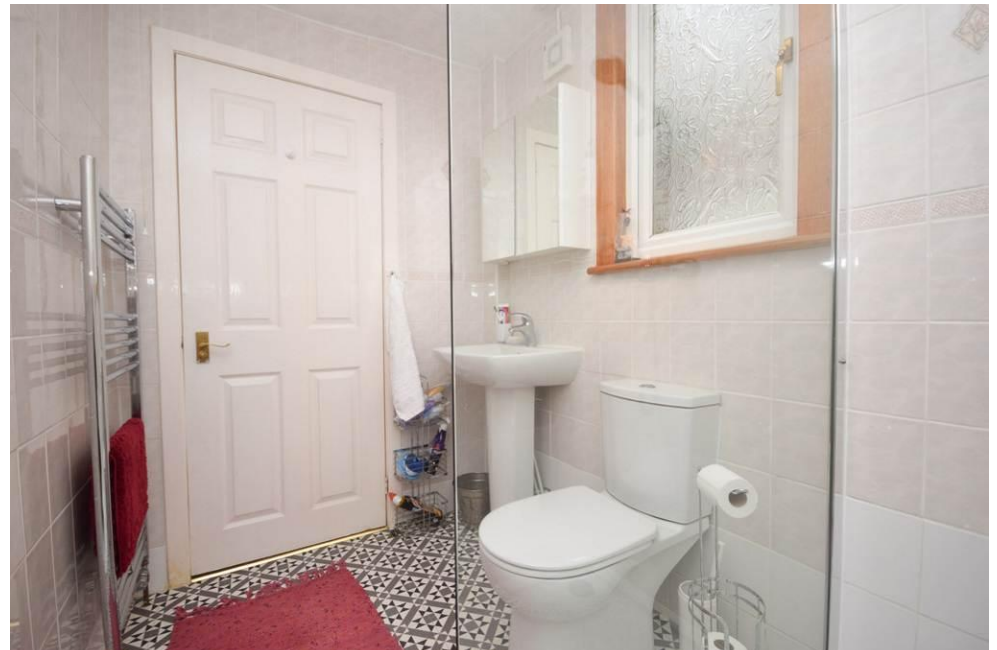
- ✓ Ideal for a range of buyers
- ✓ Lovely mature garden
- ✓ Large patio in garden
- ✓ Immaculately presented
- ✓ Large double bedroom
- ✓ Walk-in wardrobe
- ✓ Gas central heating
- ✓ Popular residential area
- ✓ Chain free
- ✓ Open plan lounge/dining and kitchen













# Have a property to sell?

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

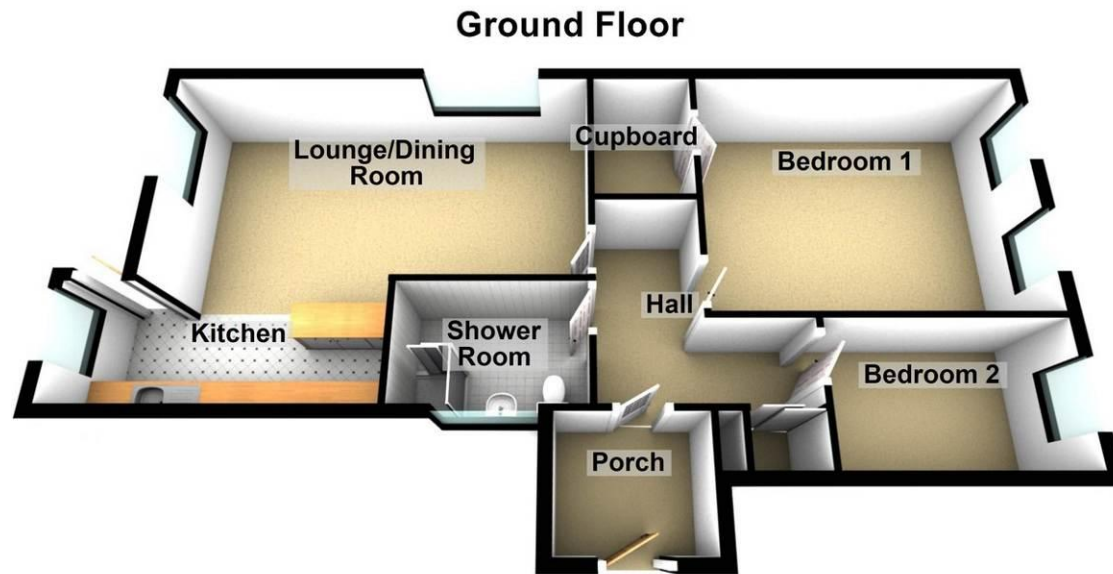


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# Floorplans

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# Property Room Sizes

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## PORCH

### ENTRANCE HALL

*11' 9" x 9' 10" (3.58m x 3m)*

### LOUNGE

*20' 4" x 10' 1" (6.2m x 3.07m)*

### KITCHEN

*14' x 6' 1" (4.27m x 1.85m)*

### BEDROOM

*15' 11" x 10' 3" (4.85m x 3.12m)*

### BEDROOM

*11' x 5' 6" (3.35m x 1.68m)*

## SHOWER ROOM

*7' 11" x 5' 1" (2.41m x 1.55m)*

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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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)

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