



Leading Perthshire Estate Agency

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NEXTHOME
ESTATE & LETTING AGENTS

31 Mansfield Road, Scone, Perth, PH2 6RY

Offers Over £145,000

Buying with Next Home

31 Mansfield Road, Scone, Perth, PH2 6RY

Many thanks for your interest with 31 Mansfield Road, Scone, Perth, PH2 6RY.

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

This well-proportioned two-bedroom property offers generous accommodation, excellent storage and a spacious garden, making it a practical option for a range of buyers.

The accommodation is centred around a bright and comfortable living room, providing plenty of space for both relaxing and entertaining. The separate kitchen is well equipped with a good range of fitted units, worktop space and integrated appliances.

There are two generous double bedrooms, both offering excellent proportions and flexibility for freestanding furniture. A modern bathroom with shower over the bath completes the accommodation.

A particular feature of the property is the amount of built-in storage available throughout, with several useful cupboards positioned off the hall and bedrooms.

Outside, the property benefits from a substantial garden with a large lawn, timber decking and plenty of space for outdoor seating, children's play equipment and entertaining.

There is also a garden to the rear of the property with a timber shed.



Key property features

- ✓ Ideal for first time buyers
- ✓ Private garden
- ✓ Popular residential area
- ✓ 2 double bedrooms
- ✓ Spacious lounge
- ✓ Self contained apartment
- ✓ On-street parking
- ✓ Gas central heating
- ✓ Close to local amenities
- ✓ Double glazing







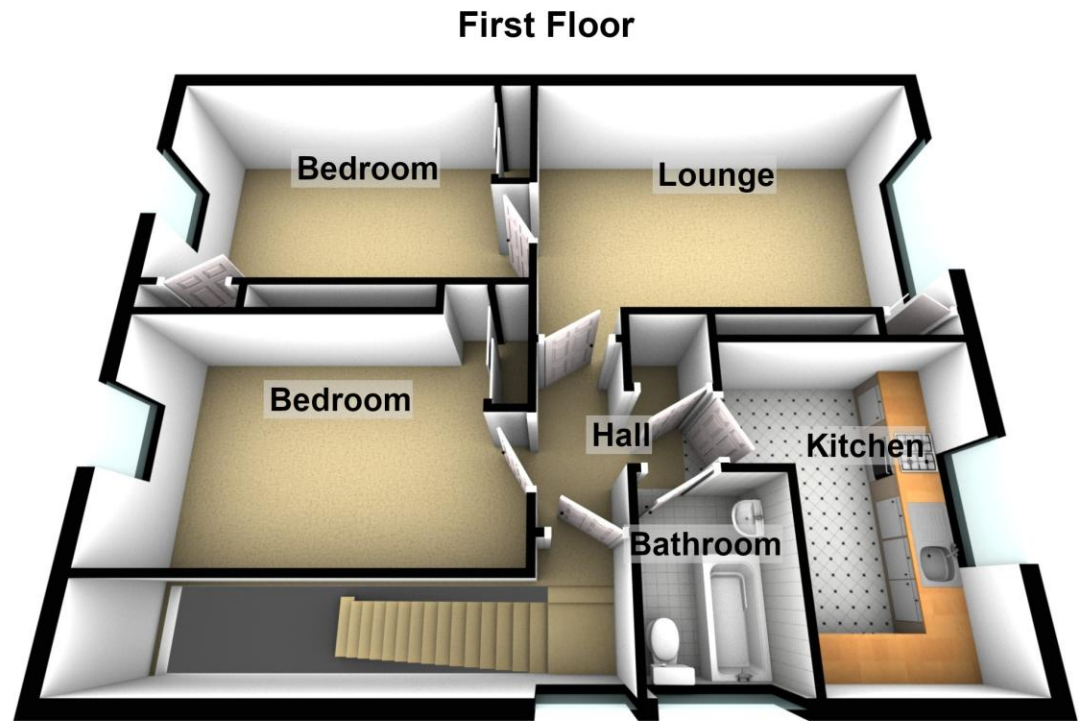
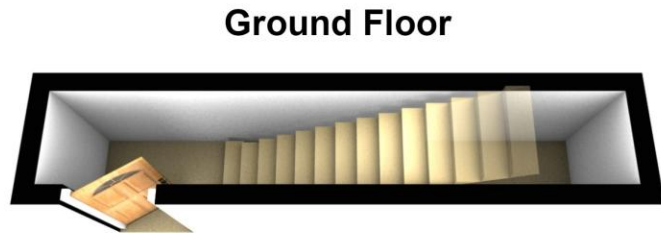
Have a property to sell?

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

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Floorplans



Property Room Sizes

HALL

LOUNGE

15' 5" x 11' 10" (4.7m x 3.61m)

KITCHEN

12' 1" x 8' 2" (3.68m x 2.49m)

BEDROOM

13' 1" x 12' 1" (3.99m x 3.68m)

BEDROOM

13' 1" x 9' 2" (3.99m x 2.79m)

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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