

1 & 2 The Old Bowling Green, Union Road, Scone, PH2 6QX

 Bell
Ingram



A development of three new build, detached family homes, centrally located within the popular village of Scone

Directions

From Perth, take the A94 towards Coupar Angus. Continue through the village of Scone, turning left into Mansfield Road. Halfway along Mansfield Road, turn right onto Union Road, and continue to the end where it becomes Balformo Road. The properties are on the left.

Situation

The thriving village of Scone has proven popular with buyers over the years drawn by the easy access to Perth, Dundee and the M90 connecting to Edinburgh and Central Scotland's motorway network. It is very well provided for, with a nursery school, a well-respected primary school, a bank, post office, two supermarkets and a selection of other local shops.

Perth has very good range of shops, supermarkets and professional services as well as a number of high quality restaurants and good leisure facilities, including a swimming pool, ice rink and two sports centres.

Recreational opportunities in and around Perth are excellent. Nearby Scone Palace, one of Scotland's finest stately homes, hosts the Game Conservancy's annual Scottish Fair as well as National Hunt Racing and polo. In addition to Murrayshall Golf Course, which is just outside Scone, there are popular courses at Dunkeld, Crieff and Comrie and renowned courses at Gleneagles near Auchterarder and Rosemount in Blairgowrie.

Perth is a gateway to the Highlands with superb opportunities for hill walking and skiing at both Glenishee and Aviemore. Fishing can be taken on the Tay.

The Robert Douglas Memorial School (nursery and primary) is nearby and there are four secondary schools in Perth. Private schools in the area include Craigclowan (preparatory), Kilgraston (girls), Strathallan, Glenalmond and Dundee High School.

Perth has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is easily reached and there are direct flights from Dundee to London City.

The Good House Company

The Good House Company have an enviable reputation in the area offering a customer-led bespoke service. They are renowned for producing homes that are energy efficient, vital to compensate for the ever increasing cost of fuel bills. They are super insulated and are heated by low-carbon technology. Their aim is to build homes that are carbon-neutral and they are passionate about not sacrificing quality of finishes in order to be an 'eco' home—you can have both.

Kitchen

- Professionally designed, fully fitted kitchen
- Choice of Shaker or flat panel unit finishes
- Laminate worktop with the option to upgrade to quartz
- Crofts & Assinder unit handles
- 1.5 bowl Blanco granite anthracite sink
- Stainless steel mixer tap
- 4-zone induction hob and extractor
- Integrated 70/30 fridge/freezer
- Integrated combi microwave
- Integrated oven
- Integrated 60 cm dishwasher
- All integrated products by Bosch

Utility

- Stainless steel sink with mixer tap
- Laminate worktop
- Space for washing machine with cold water supply
- Space for tumble dryer

Family Bathroom/Master En-suite

- White space bathroom suite
- Close coupled WC with soft close hinges

- Wash hand basin and pedestal
- Thermostatic shower
- Freestanding bath with mixer shower attachment (family bathroom)
- Heated towel rail
- Tiled shower enclosure, floor and half height walls

WC

- Close coupled WC with soft close hinges
- Wash hand basin and pedestal
- Tiled sink splash back
- Plumbing and drainage for future shower

Heating

- Air source heat pump
- Underfloor heating to ground floor

Flooring included throughout

- Engineered oak 18mm wood flooring – entrance hall and kitchen/dining
- Tiles by Porcelanosa – family bathroom and master en-suite
- ProVinyl by Comfytex Deluxe – utility and accessible WC
- Carpets by Cormar Linwood – living room, stairs, upper hall and all bedrooms

Internal Finishes

- Internal doors – choice of oak or white with satin chrome handles
- Staircase – white spindles, bullnose bottom tread and an oak handrail
- Fitted wardrobes with shelf and hanging rail
- Linen cupboard with shelving
- White painted walls, ceilings, facings and skirtings

Electricals

- LED downlighters to all ground floor rooms, family bathroom and master en-suite
- TV connection points in living room, kitchen/dining and master bedroom
- Ethernet connection points – living room and master bedroom

Shaver socket in family bathroom and master en-suite
External lights at front door, utility door and bi-folds
External double socket
Electric car Type 2 charger

External Finishes

White dry dash render
Tiled roof
Anthracite double glazed uPVC windows
Anthracite aluminium bi-fold doors to patio area
Driveway – finished in paviours
Path to rear and bi-fold patio – paving slabs
External cold tap
1.8m wooden fence enclosing rear garden
Wooden access gate
Turf to front garden. Rear garden graded with top soil.

Integrated Garage

Hormann automatic roller door with two handsets

Reservation and Deposit

A deposit of £5,000 will secure the property for a period of three months while the property is being built. On conclusion of a missive, a further deposit of £5,000 shall be paid. The deposit will be non-returnable in the event of the purchasers failing to complete the sale for reasons not attributable to the seller or their agent.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed.

Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due

diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

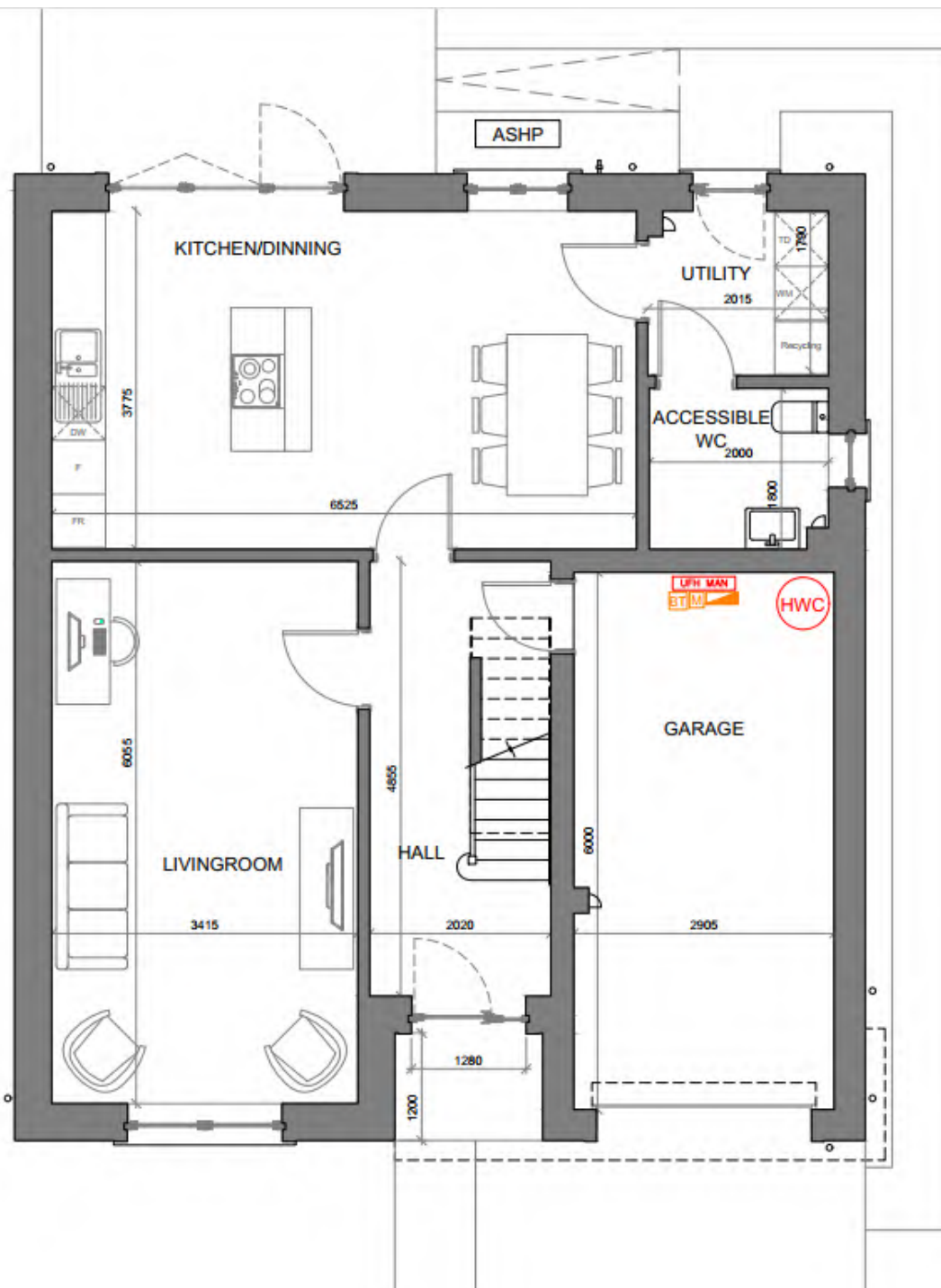
Important Notice

Bell Ingram, their clients and any joint agents give notice that:

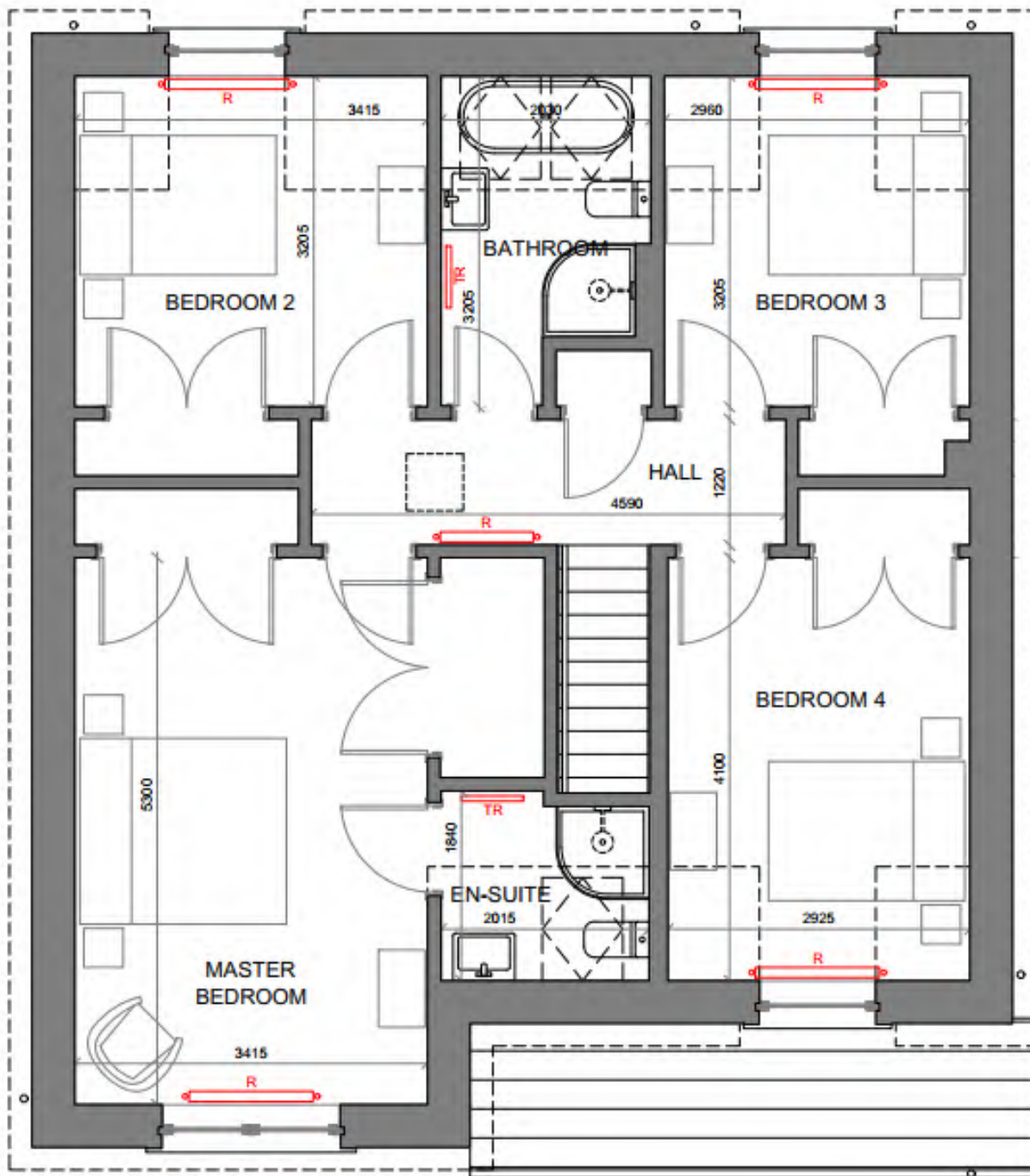
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

View from the location of the properties





Ground floor	
Reception hall	4.85m x 2.02m
Living room	6.05m x 3.41m
Kitchen/dining	6.52m x 3.77m
Utility room	2.01m x 1.08m
Accessible WC	2.00m x 1.80m
Integral garage	6.00m x 2.90m



First floor	
Master bedroom	5.30m x 3.41m
En-suite shower room	2.01m x 1.84m
Bedroom 2	3.41m x 3.20m
Bedroom 3	3.20m x 2.96m
Bedroom 4	4.10m x 2.92m
Family bathroom	3.20m x 2.03m
Upper hallway	4.59m x 1.22m



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