



31 Union Road
Scotne Perth PH2 6RZ
bellingram.co.uk



The Good House Company (<https://www.thegoodhousecompany.co.uk>) have an enviable reputation in the area offering a customer-led bespoke service. You will have the opportunity to fully customise your new home to suit your family and lifestyle. 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.



Spacious 150 sqm family home features top-quality insulation, low-carbon technology and customer-led bespoke choices.

Conveniently located near schools and village amenities, it offers modern comfort and sustainability.

Viewing

Strictly by appointment with Bell Ingram Perth office - 01738 621121.

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. No 31 is on the left.

Situation

The thriving village of Scone has proven popular with buyers drawn by the easy access to Perth, Dundee and Central Scotland's motorway network. It is very well provided for including a bank, butcher and two supermarkets. Perth has very good range of shops, professional services, restaurants and good leisure facilities.

Nearby Scone Palace, one of Scotland's finest stately homes, hosts the Game Conservancy's annual Scottish Fair, National Hunt Racing and polo. In addition to Murrayshall Golf Course is close by and there are popular courses at Dunkeld, Crieff, Gleneagles and Rosemount.

The Robert Douglas Memorial School (nursery and primary) is in the village and there are four secondary schools in Perth. Private schools in the area include Craigclowan, 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.

Accommodation

The specifications are summarised below:

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. In the Utility room are a stainless-steel sink with mixer tap; laminate worktop; space for washing machine with cold water supply and space for tumble dryer.

Family bathroom and master en suite - white bathroom suite; close coupled WC with soft close hinges; wash basin; thermostatic shower; freestanding bath with mixer shower attachment (family bathroom); heated towel rail; tiled shower enclosure, floor and half height walls. The WC has close coupled WC with soft close hinges; wash basin; tiled sink splash back; plumbing and drainage for future shower. Tiles by Porcelanosa.

Heating is from an air source heat pump with underfloor heating to ground floor.

Flooring included throughout - engineered oak 18mm wood flooring in the entrance hall and kitchen/dining areas. ProVinyl in the utility and WC; Cormar Linwood carpets in the living room, stairs, upper hall and all bedrooms.

Internally, choice of oak or white doors with satin chrome handles; staircase with white spindles and oak handrail; fitted wardrobes; linen cupboard; white painted walls, ceilings, facings and skirtings. LED downlighters to all ground floor rooms, family bathroom and master en-suite; TV points in living room, kitchen/dining and master bedroom; ethernet connection points in the living room and master bedroom. Shaver sockets; external lighting.

Externally, white dry dash render; tiled roof; anthracite double glazed uPVC windows; anthracite aluminium bi-fold doors to patio area; driveway with paviours; paving slabs path; external cold tap; 1.8m wooden fence and access gate; turf to front garden and rear garden graded with top soil. Integral garage with EV Type 2 charger.

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.

Council tax

Perth & Kinross Council is the Local Authority and the Council Band is yet to be allocated.

EPC rating - A

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

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.

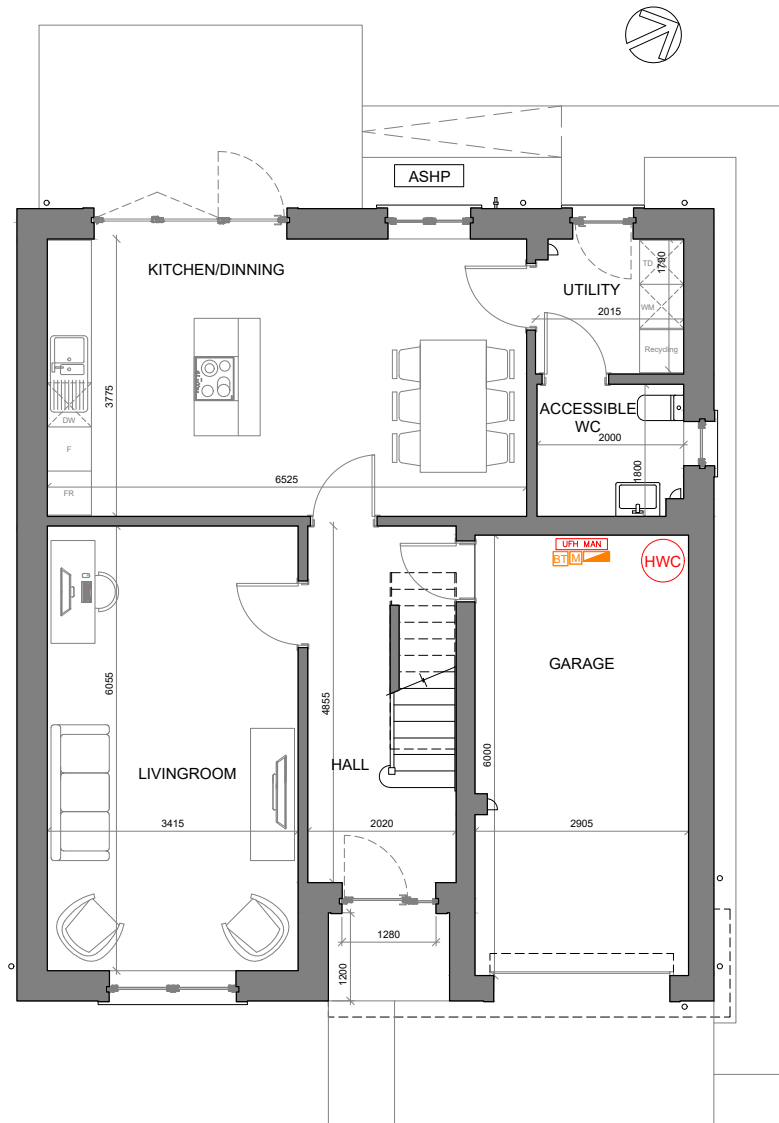
Important Notice

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

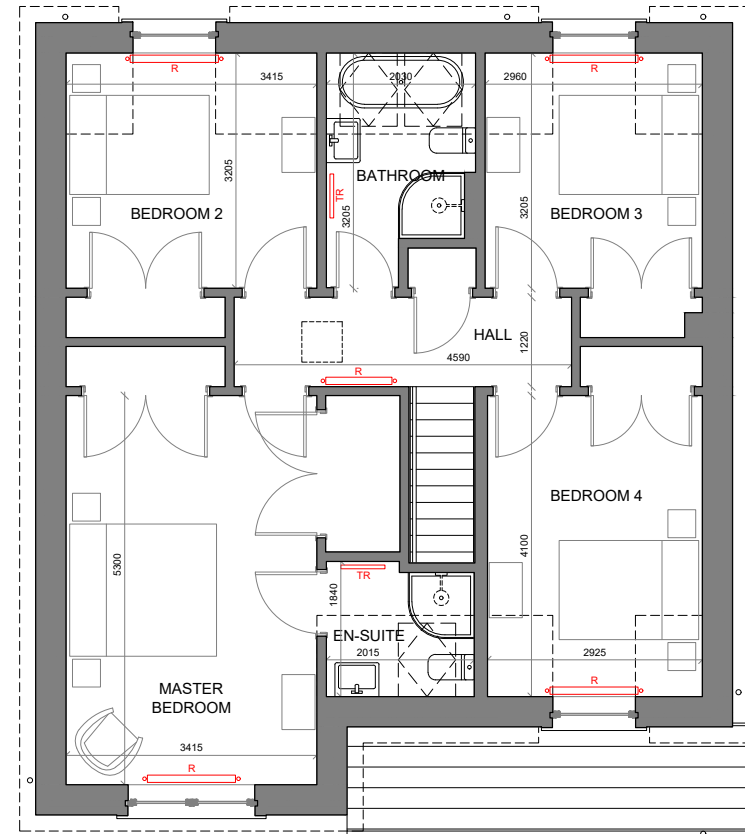
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.







GROUND FLOOR



FIRST FLOOR





