

Galbraith



STORMONT

11 MANSFIELD ROAD, SCONE, PERTH





STORMONT **11 MANSFIELD ROAD, SCONE, PERTH**

Impressive traditional family home in a superb central location

Perth 2.6 miles ■ Dundee 19.5 miles ■ Edinburgh 47 miles ■ Glasgow 65 miles

Acreage 0.4 acres (0.16 hectares)

Offers Over £565,000

- 2 reception rooms. 4 bedrooms
- Superb reception spaces with delightful views
- Generous, well-proportioned bedrooms
- A superb colourful garden
- Lovely outlook over the surrounding area and the hills beyond



Galbraith

Lynedoch House, Barossa Place
Perth PH1 5EP
01738 451111
perth@galbraithgroup.com

 **OnTheMarket**



SITUATION

Stormont is situated in a superb location in central Perthshire, being in an attractive town setting with a lovely outlook over surrounding houses and with views of the hills beyond. With it being in the centre of the historic town of Scone, it is ideally placed to make use of the wide range of local amenities, including the local convenience store at the end of the road and the Tesco supermarket only a 3 minute walk away.

The house is well placed for access to Perth town centre with regular bus services taking you to a wide range of amenities including schools, shops, pubs and restaurants and Scotland's major cities of Dundee and Edinburgh with the A90 and A9 linking to the motorway network. Dundee, Scotland's fourth largest city has a waterfront undergoing an extensive regeneration programme with the popular V&A museum. There are two well regarded universities, with Dundee University being home to one of the UK's top medical schools. There is also a wide selection of cultural activity close by including theatres, art galleries, arts centres, science centre and





the UK's only full time public observatory, museums and sporting facilities including the Olympia swimming pool.

The city provides excellent transport links with a main line railway station, bus station and airport with regular links to Stansted. Perth can be reached quickly where a variety of shopping facilities are available from retail parks to well-known high street shops, major supermarkets and a variety of independent shops, hospital, railway station, Doctors, library, health and fitness centres. Edinburgh and Glasgow can be reached in approximately an hour and provide large city amenities, cultural activity, retail and leisure facilities, together with airports to international destinations.

DESCRIPTION

Stormont is a beautiful traditional C listed stone villa which has generous reception spaces and ample accommodation creating an impressive but flexible family home. The entrance hall leads to a beautiful sitting room with dual aspect windows overlooking the stunning gardens and a lovely open fireplace on one side and on the other a generous

dining room. Beautifully presented with traditional features these provide superb reception spaces. The kitchen is generously proportioned with a good sized larder and a good range of wall and base units and integrated appliances. The kitchen then leads to an excellent utility room with access to the garden.

The first floor has a generous mezzanine from which there are four bedrooms. The master is generously proportioned with an excellent walk in cupboard and there are two further double bedrooms and a single bedroom as well as a family bathroom which is well proportioned. The bedrooms all benefit from ample natural light with large windows overlooking the surrounding garden.

ACCOMMODATION

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen with Larder, Utility, Shower Room

Second Floor: Master Bedroom with Walk in Cupboard, Two Double Bedrooms, Single Bedroom, Family Bathroom, Linen Cupboard.



GARDEN (AND GROUNDS)

Stormont sits within a superb garden which has been beautifully maintained and nurtured to create a peaceful space full of colour. The central lawn is surrounded by mature borders with well-tended roses and mature trees. There is a gravel parking area with room for multiple cars as well as a lovely stone built garage which provides ample storage space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE (EPC)

Water	Mains
Electricity	Mains
Drainage	Mains
Tenure	Freehold
Heating	Gas
Council Tax	Band F
EPC	Band E

DIRECTIONS

From the main street running through Scone (Perth Road/A94) take the turning onto Mansfield Road. Then take the first left onto Union Road and the entrance to Stormont is immediately on the left.

POST CODE

PH2 6SA

WHAT3WORDS

///jazz.bravest.radiates

SOLICITORS

Kippen Campbell, 48 Tay Street, Perth, PH1 5TR. T: 01738 635353

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T: 01738 475000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry

out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the

purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

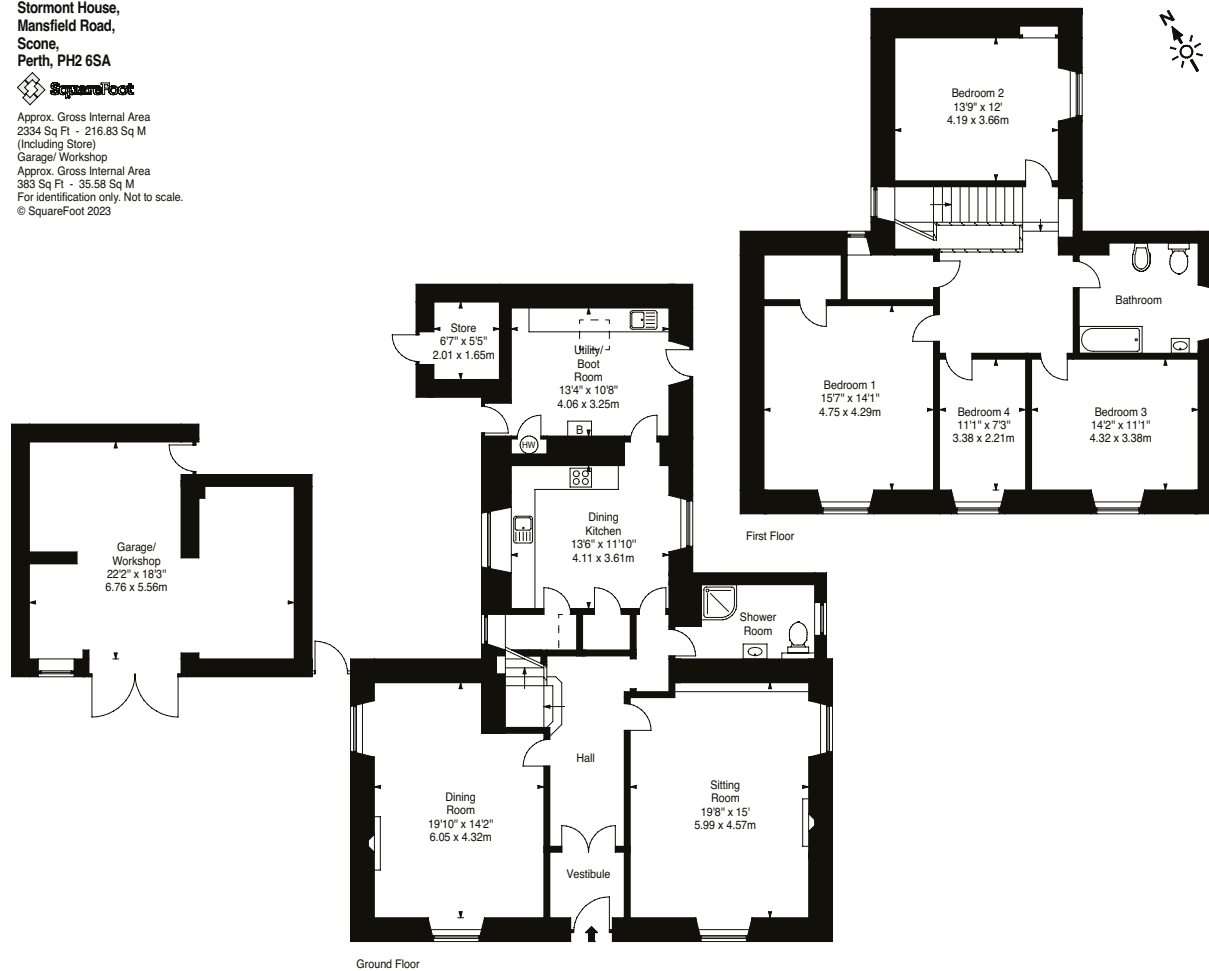


Stormont House,
Mansfield Road,
Scone,
Perth, PH2 6SA



Approx. Gross Internal Area
2334 Sq Ft - 216.83 Sq M
(Including Store)
Garage/ Workshop

Approx. Gross Internal Area
363 Sq Ft - 33.58 Sq M
For identification only. Not to scale.
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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2023.

