



# Buy your next home with Next Home

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Leading Perthshire Estate Agency

65 Uist Place, Perth, PH1 3BY

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Offers Over £125,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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65 Uist Place, Perth, PH1 3BY

Many thanks for your interest in  
65 Uist Place, Perth, PH1 3BY.

We offer free, no obligation mortgage  
advice to all our buyers.

Next Home Estate Agents dedicate themselves to be available when you are, to arrange a valuation. We are known in offering an unbeatable service 7 days a week until 9pm.

If you have a property to sell contact us  
getting our customers moving quicker and  
at a higher price than our competitors. Put  
us to the test and get your free valuation

We have the largest sales team in today, call 01764 42 43 44.

Perthshire, operating from our 5 offices

throughout Perthshire and delivering more  
sales than any other estate agent.

If you would like to be kept informed of other  
great properties like this one please  
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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.

will email you of new property listings and  
property open days.

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.

# About the area

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Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity.

Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.



# Property summary

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Next Home are delighted to bring to the market this 2/3 bedroom mid-terraced villa situated in the very popular area of North Muirton, Perth.

The property is ideal for first time buyers and comprises: Spacious entrance hall, lounge, kitchen/diner with sliding doors leading to a conservatory, 3 bedrooms, shower room and a w/c.

To the rear there is fully enclosed garden with timber fencing and there is on street parking.



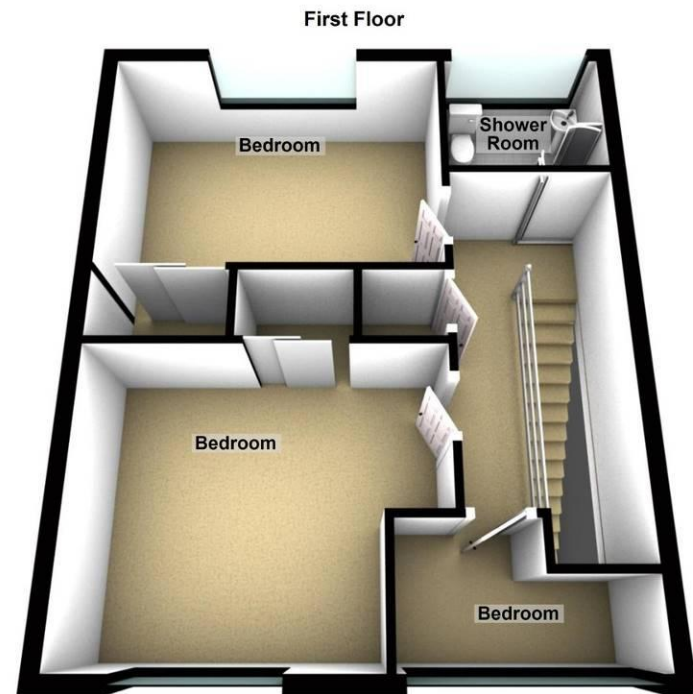
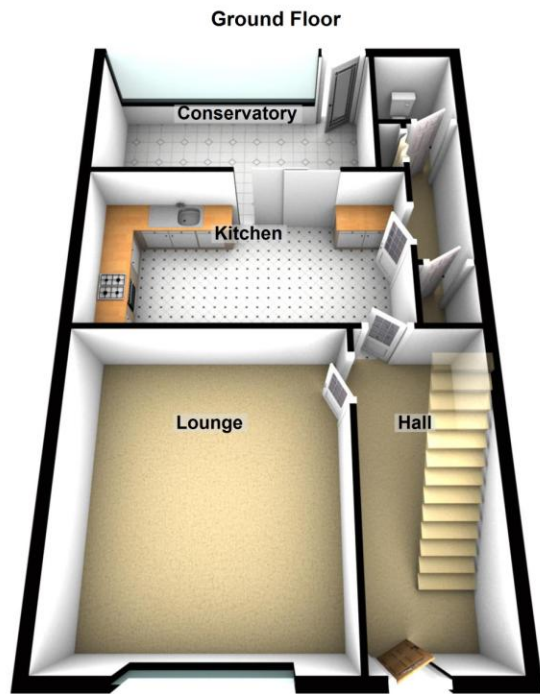
# Key property features

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- ✓ Ideal for first time buyers
- ✓ Popular residential area
- ✓ Conservatory
- ✓ Private garden
- ✓ Shower room & W/C
- ✓ Spacious lounge
- ✓ Good storage throughout
- ✓ Good schooling nearby
- ✓ Ideal for the commuter



# Floorplans





# Property Room Sizes

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HALL 14' 3" X 6' (4.34M X 1.83M)

LOUNGE 12' 4" X 12' 1" (3.76M X 3.68M)

KITCHEN 14' 5" X 9' 5" (4.39M X 2.87M)

CONSERVATORY 14' 1" X 10' 1" (4.29M X 3.07M)

LANDING 9' 9" X 6' 1" (2.97M X 1.85M)

BEDROOM 11' 9" X 10' 4" (3.58M X 3.15M)

BEDROOM 11' 8" X 9' 7" (3.56M X 2.92M)

BEDROOM 8' 7" X 5' 6" (2.62M X 1.68M)

SHOWER ROOM 6' 7" X 5' 9" (2.01M X 1.75M)

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:

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41 – 43 Allan Street, Blairgowrie ..... 01796 54 80 14

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)

*The only Perthshire estate agent **available 7 days until 9pm***

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