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Leading Perthshire Estate Agency

16 Graybank Road, Perth, Perthshire, PH2 0GZ

Offers Over £300,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

16 Graybank Road, Perth, Perthshire, PH2 0GZ

Many thanks for your interest with 16 Graybank Road, Perth, Perthshire, PH2 0GZ.

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 renown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

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 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.





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Get to know about our newly listed propertyies 1st by signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

We are delighted to bring to the market this deceptively spacious FOUR BEDROOM TERRACED TOWNHOUSE situated within the highly desirable Craigie district of Perth, within proximity to all amenities, bus, and train stations.

The well-proportioned accommodation set over 3 floors comprises entrance vestibule; welcoming hall with storage; WC/Cloakroom; Modern dining kitchen with double doors to the garden and fitted with a range of wall and base units incorporating an integrated microwave, oven/grill, hob with extractor over, fridge, freezer, dishwasher, washing machine and tumble dryer; landing with study area; bright and spacious front facing lounge; 4 double bedrooms, 2 of which are en-suite with dressing rooms and additional family bathroom.

There is gas central heating and double glazing throughout.

Externally the driveway provides off street parking and leads to the single garage. To the rear is a beautifully landscaped and enclosed garden with seating area and planted borders.



Key property features

- ✓ Modern family home in desirable location
- ✓ Bright lounge
- ✓ Spacious dining kitchen
- ✓ 4 Bedrooms
- ✓ 2 En-suites, bathroom & WC
- ✓ Enclosed Garden
- ✓ Garage and Driveway
- ✓ Double Glazing & Gas Central Heating
- ✓ Close to city centre
- ✓ 2 Dressing rooms & excellent storage













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some having gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

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

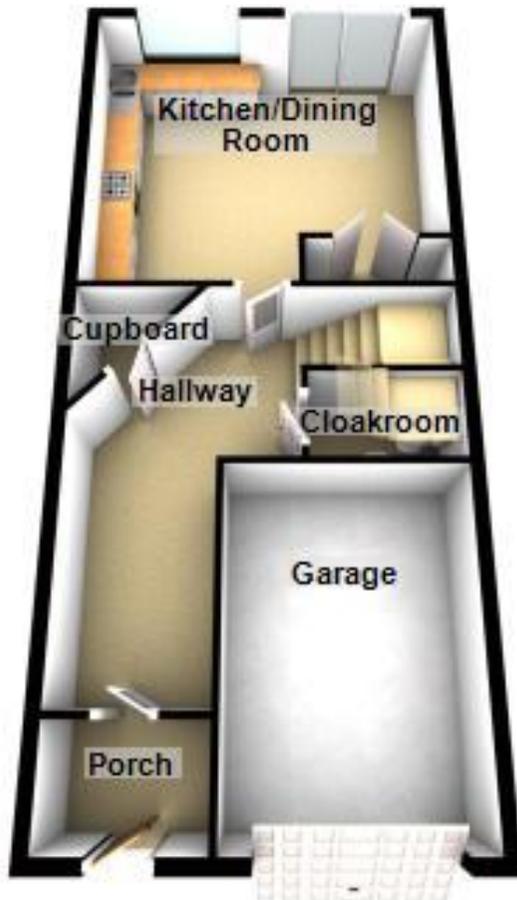


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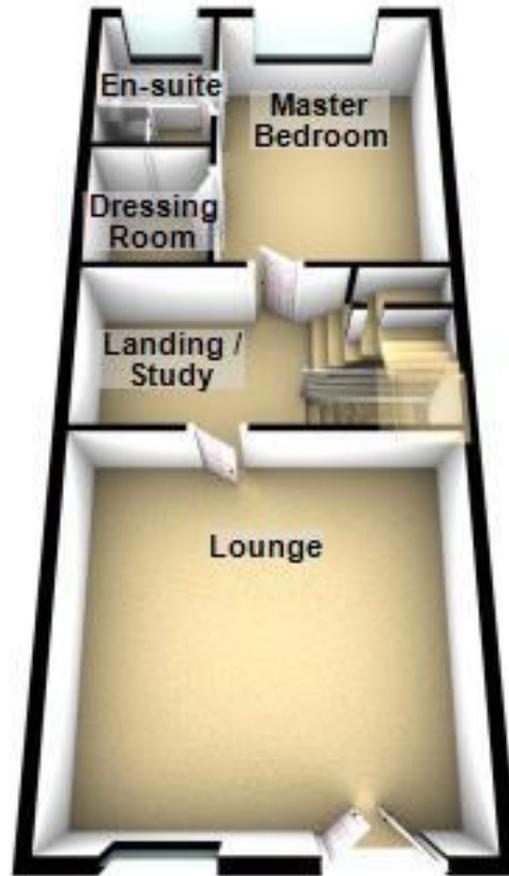
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Floorplans

Ground Floor



First Floor



Second Floor





Property Room sizes

VESTIBULE

6'6" x 4'8" (1.98m x 1.42m)

RECEPTION HALL

15'8" x 13'7" (4.78m x 4.14m)

WC

9'5" x 3'0" (2.87m x 0.91m)

DINING KITCHEN

16'7" x 15'8" (5.05m x 4.78m)

LOUNGE

16'7" x 16'4" (5.05m x 4.98m)

BEDROOM 1

16'2" x 10'9" (4.93m x 3.28m)

DRESSING ROOM

6'5" x 4'9" (1.96m x 1.45m)

EN-SUITE

8'9" x 5'7" (2.67m x 1.7m)

BEDROOM 2

16'8" x 10'5" (5.08m x 3.18m)

DRESSING ROOM

5'11" x 4'7" (1.8m x 1.4m)

EN-SUITE

7'4" x 5'11" (2.24m x 1.8m)

BEDROOM 3

14'9" x 9'1" (4.5m x 2.77m)

BEDROOM 4

13'6" x 7'3" (4.11m x 2.21m)

BATHROOM

7'11" x 6'8" (2.41m x 2.03m)

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:

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

The only Perthshire estate agent available 7 days until 9pm

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