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Leading Perthshire Estate Agency

48 Rose Crescent, Perth, PH1 1NT

Offers Over £315,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

48 Rose Crescent, Perth, PH1 1NT

Many thanks for your interest with 48 Rose Crescent, Perth, PH1 1NT.

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 renowned 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.

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 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

A rare opportunity to acquire this beautifully maintained FOUR BEDROOM SEMI DETACHED VILLA situated within a highly desirable residential area close to the city centre.

The property offers spacious accommodation and retains many charming original features including high ceilings with ornate ceiling rose and cornicing.

The accommodation comprises entrance vestibule: welcoming hall: bright living room with bay window and feature fireplace: sitting room with wood burning stove: dining kitchen with door to the garden and integrated appliances and WC on the ground floor level together with 4 bedrooms, the principal having a lovely bay window: bathroom with white suite benefiting from a bath and shower. There is double glazing and gas central heating. There is a large floored attic with scope for conversion.

Externally, a driveway provides off street parking for 2 vehicles and a car port is located to the side. The gardens are beautifully landscaped and are enclosed, predominantly laid to lawn with planted borders, raised beds and patio area. External store and timber shed.



Key property features

- ✓ Traditional Charming Villa
- ✓ Many original features
- ✓ Feature Bay windows
- ✓ Fire and wood burning stove
- ✓ Large, floored attic with scope for conversion
- ✓ 4 Bedrooms
- ✓ 2 Public rooms & Dining Kitchen
- ✓ Double Glazing & Gas central Heating
- ✓ Driveway and carport
- ✓ Enclosed landscaped garden
- ✓ Desirable location









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 featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

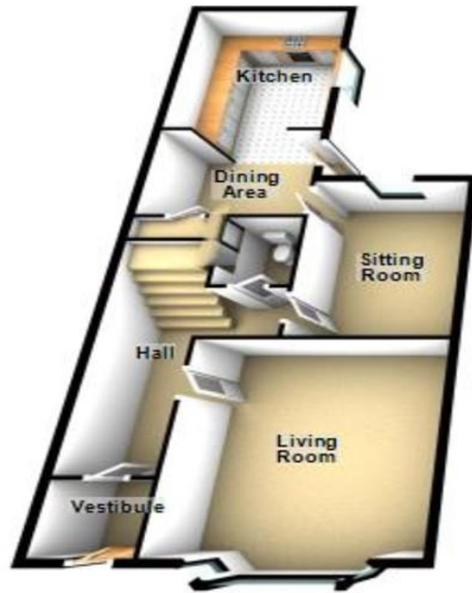
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Floor Plan





Property Room sizes

VESTIBULE

6' 4" x 4' 9" (1.93m x 1.45m)

HALL

11' 11" x 6' 11" (3.63m x 2.11m)

LIVING ROOM

18' 11" x 15' 11" (5.77m x 4.85m)

SITTING ROOM

12' 11" x 12' 5" (3.94m x 3.78m)

DINING KITCHEN

17' 6" x 10' 3" (5.33m x 3.12m)

WC

8' 6" x 3' 4" (2.59m x 1.02m)

BATHROOM

7' 3" x 7' 0" (2.21m x 2.13m)

BEDROOM 3

10' 6" x 10' 3" (3.2m x 3.12m)

BEDROOM 1

19' 6" x 12' 1" (5.94m x 3.68m)

BEDROOM 2

13' 0" x 11' 11" (3.96m x 3.63m)

BEDROOM 4

10' 4" x 7' 0" (3.15m x 2.13m)

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

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