



Buy your next home with Next Home

Leading Perthshire Estate Agency

36 Wallace Crescent, Perth, PH1 2RF

Fixed Price £150,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

36 Wallace Crescent, Perth, PH1 2RF

Many thanks for your interest with 36 Wallace Crescent, Perth, PH1 2RF.

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

Next Home are pleased to offer this THREE BEDROOM END TERRACED VILLA situated in the Tulloch area of Perth. The property is finished to a high standard and comprises of entrance hall, lounge, open plan kitchen/diner, large sunroom, landing, 3 bedrooms neutrally decorated and modern family bathroom featuring a Bath, over shower, w/c, and sink. The hallway is bright and spacious with an under stairs cupboard. The floor is a light laminate, décor is neutral. The Hallway leads directly into the open plan Kitchen/Breakfast room. The kitchen is fitted with modern high Gloss Grey units lower and upper with plenty of space for white goods. Towards the far end of the kitchen is an area for a small breakfast table which then leads out through patio doors into the large garden. The room has a light grey laminate flooring, neutral décor. There is a large Living room/Sunroom area just off the kitchen which is an ideal family/entertaining area.

Viewing is recommended.



Key property features

- ✓ End terrace family home
- ✓ 3 Bedrooms
- ✓ Large kitchen/Diner
- ✓ Large Living Room
- ✓ Lovely Sunroom
- ✓ Gas central Heating
- ✓ Excellent central location
- ✓ Close to local schooling
- ✓ Enclosed Garden
- ✓ Decking, patio, and lawn









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 rear gardens and garages. 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.

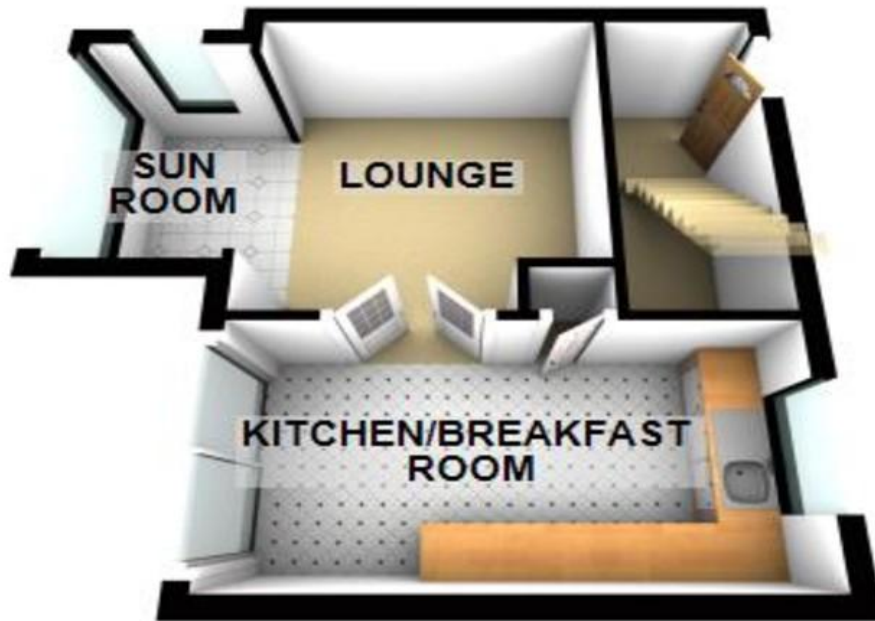


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Floorplans

GROUND FLOOR



FIRST FLOOR





Property Room sizes

HALLWAY

KITCHEN/BREAKFAST ROOM

17' 6" x 8' 2" (5.33m x 2.49m)

LIVING ROOM

13' 4" x 10' 9" (4.06m x 3.28m)

SUN ROOM

9' 6" x 7' 0" (2.9m x 2.13m)

LANDING

MASTER BEDROOM

11' 4" x 9' 4" (3.45m x 2.84m)

BEDROOM 2

9' 5" x 7' 6" (2.87m x 2.29m)

BEDROOM 3

9' 8" x 6' 5" (2.95m x 1.96m)

BATHROOM

6' 3" x 6' 1" (1.91m x 1.85m)

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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