

Buy your next home with Next Home

Leading Perthshire Estate Agency

209 Oakbank Road, Perth, PH1 1DS

Offers Over £290,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

209 Oakbank Road, Perth, PH1 1DS

Many thanks for your interest with 209 Oakbank Road, Perth, PH1 1DS.

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 reknown 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 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.





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

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring this rare to market 4 bedroom detached villa situated in one of the most sought after areas of Perth.

The property offers very spacious rooms over 2 levels comprising: Entrance vestibule, shower room, hall, bright and spacious lounge, dining room, kitchen, utility room, home office/bedroom 4, landing , 3 double bedrooms and a family bathroom. There is fully converted attic space that can be accessed via a ramsay ladder with an additional room for storage.

To the front there is off street for multiple cars leading to a single garage. The rear is fully enclosed with timber fencing and there is a lawn and patio area.

There is gas central heating downstairs and electric panel heating on the 1st and 2nd floor.



Key property features

- ✓ 4 double bedrooms
- ✓ 2 reception rooms
- ✓ Popular residential area
- ✓ Attic rooms
- ✓ Single garage
- ✓ Close to local amenities
- ✓ Good schooling nearby
- ✓ Great sized family home
- ✓ Rare to the market
- ✓ Chain free















Have a property to sell?

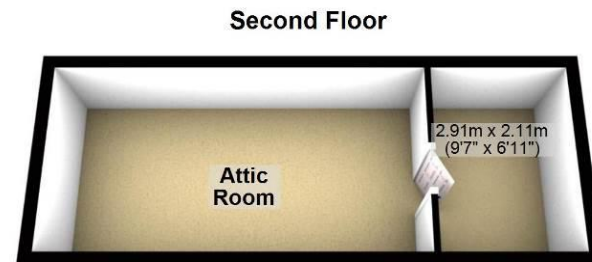
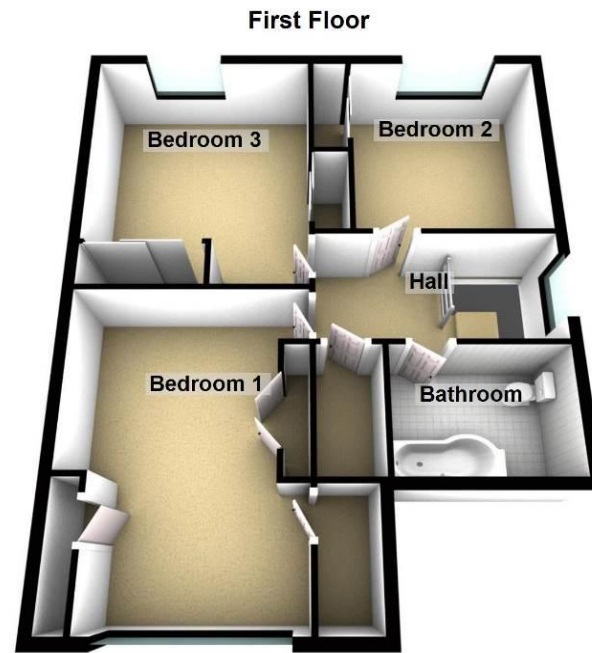
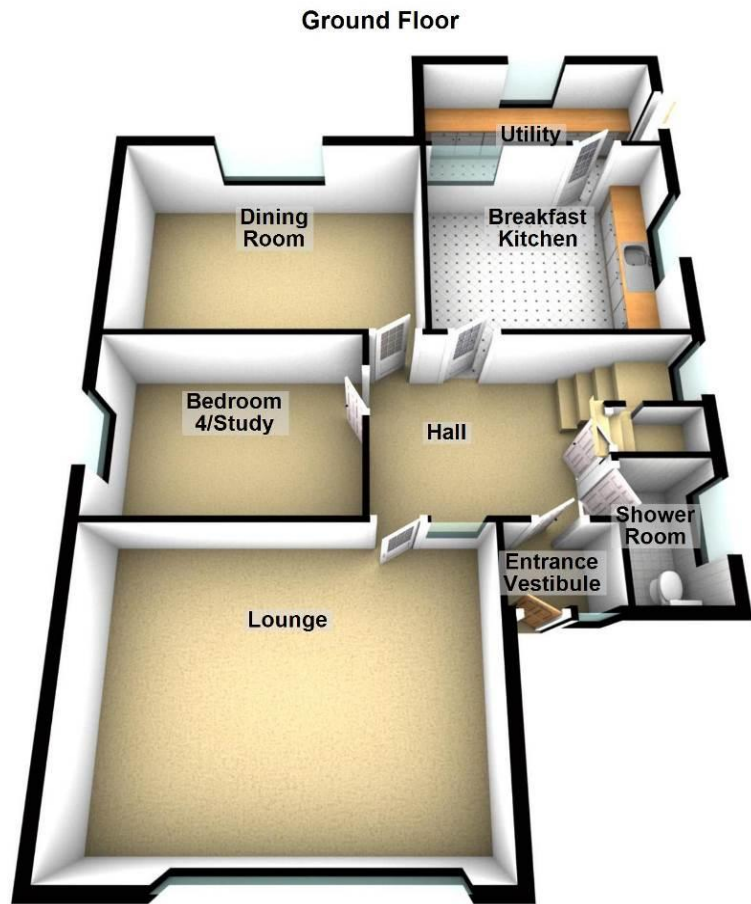
An expert from our local branch will provide you with
the most accurate valuation.



NEXTHOME

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Floorplans



Property Room sizes

ENTRANCE PORCH

5' 3" x 3' 9" (1.6m x 1.14m)

ENTRANCE HALL

11' 3" x 9' 11" (3.43m x 3.02m)

SHOWER ROOM

6' 5" x 4' 4" (1.96m x 1.32m)

LOUNGE

14' 6" x 14' 6" (4.42m x 4.42m)

DINING ROOM

14' 5" x 11' 4" (4.39m x 3.45m)

HOME OFFICE/STUDY

11' 5" x 9' 6" (3.48m x 2.9m)

KITCHEN

11' 4" x 10' 1" (3.45m x 3.07m)

UTILITY ROOM

12' 2" x 7' 2" (3.71m x 2.18m)

BEDROOM

17' 1" x 12' 3" (5.21m x 3.73m)

BEDROOM

14' 6" x 11' 9" (4.42m x 3.58m)

BEDROOM

11' 5" x 11' (3.48m x 3.35m)

BATHROOM

9' 6" x 5' 2" (2.9m x 1.57m)

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.



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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