

# 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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**NEXT HOME**  
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.

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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

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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.





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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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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

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- ✓ 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













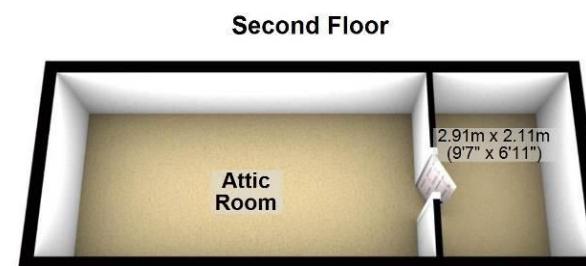
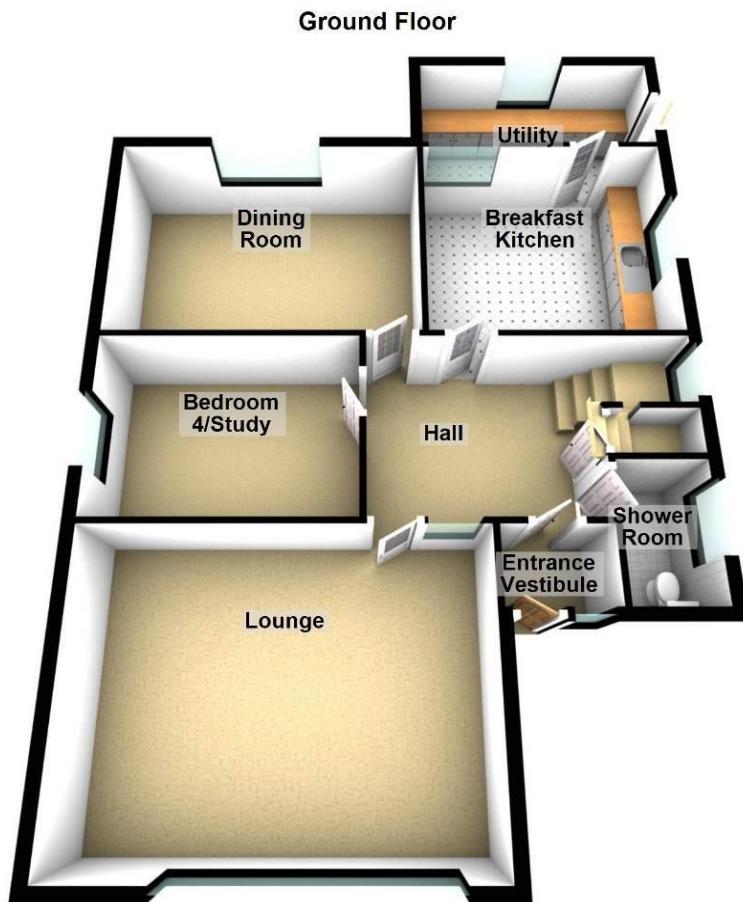
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

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## **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](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)

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