



Buy your next home with Next Home

Leading Perthshire Estate Agency

48 Jeanfield Road, Perth, PH1 1NZ

Offers Over £255,000


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ESTATE & LETTING AGENTS

Buying with Next Home

48 Jeanfield Road, Perth, PH1 1NZ

Many thanks for your interest with 48 Jeanfield Road, Perth, PH1 1NZ.

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.





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Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring this bright and spacious traditional 3 bedroom semi-detached villa with many original features to the market.

The accommodation is set over two levels and comprises: Vestibule ideal for our door attire, welcoming hall, spacious lounge with attractive bay window, wood burning stove with mantle, dining room with woodburning stove, modern kitchen, utility room, 3 bedrooms upstairs with a 4 piece bathroom suite.

To the front there is a small area of garden with some plants and shrubs to the borders. Off street parking can be accessed via Rose Crescent to the rear of the property and a mono-bloc driveway provides space for 2 cars. There is also a full enclosed garden that consists of two slabbed areas ideal for outdoor dining and manageable lawn.



Key property features

- ✓ 3 Bedrooms
- ✓ Popular residential location
- ✓ Off street parking
- ✓ GCH
- ✓ Wood burning stoves
- ✓ Modern kitchen
- ✓ 2 reception rooms
- ✓ Traditional features
- ✓ Ideal family home
- ✓ Close to local amenities













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?

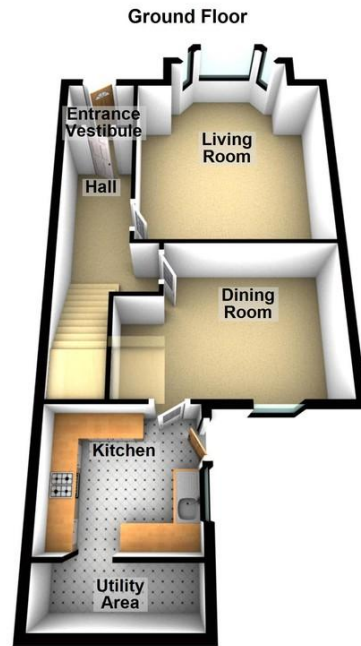
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE VESTIBULE

HALL

LOUNGE

18' 4" x 14' 4" (5.59m x 4.37m)

DINING ROOM

11' 5" x 14' 9" (3.50m x 4.50m)

KITCHEN

10' 2" x 9' 11" (3.1m x 3.02m)

UTILITY AREA

3' 6" x 10' 2" (1.07m x 3.1m)

BEDROOM

12' 7" x 12' 6" (3.84m x 3.81m)

BEDROOM

12' 6" x 11' 1" (3.81m x 3.38m)

BEDROOM

8' 9" x 6' 6" (2.68m x 2m)

BATHROOM

6' 2" x 10' 0" (1.88m x 3.05m)

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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