

Buy your next home with Next Home

Leading Perthshire Estate Agency

Crossmount, 6 Keir Street, Perth, PH2 7HJ

Fixed £575,000.00


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Crossmount, 6 Keir Street, Perth, PH2 7HJ

Many thanks for your interest with Crossmount, 6 Keir Street, Perth, PH2 7HJ.

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 renown 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 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.

The property is ideally placed for the commuter with the national motorway network providing access to Aberdeen, Edinburgh, Stirling, Glasgow and the A9 trunk road leads to Inverness. Ninewells hospital and medical school, Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity.

There are mainline railway stations at Dundee and Perth. Perth boasts numerous High Street shops and businesses, café quarter, restaurants, cinema, theatre, conference centre and leisure facilities.

Primary and secondary schools including Craigclowan Preparatory School, Strathallan School, Glenalmond College and Kilgraston School are all within close proximity.





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Property Summary

A rare opportunity to purchase this impressive Victorian 5 Bedroom villa offering spacious versatile accommodation over 2 floors.

The property is situated within a sizeable plot with large sweeping driveway.

There are many charming features including ornate cornicing, high ceilings, curved walls, stone walls, fireplaces, radius window and sash and case windows. The accommodation comprises entrance porch; reception hall with storage; dining kitchen with pantry cupboard off, rear porch with door to the garden; shower room; spacious lounge with feature fireplace and bay window; dining/family room with doors to the front; hall to extension with sitting room, office, store, WC and conservatory.

On the first floor there is a family bathroom, large storeroom and 5 bedrooms, the principal having a dressing room and shower room off. Externally, the large garden grounds are enclosed and the ancient orchard remains together with planted borders and pond.

Viewing is highly recommended.



Key property features

- ✓ Impressive Victorian Villa
- ✓ Versatile accommodation
- ✓ Large, enclosed garden
- ✓ Horseshoe driveway and garage
- ✓ 5 Bedrooms
- ✓ Kitchen, Dining room and Lounge
- ✓ WC, Shower Rm, En-suite & Bathroom
- ✓ Self-contained accommodation with sitting room, conservatory, office, WC and store
- ✓ Close to Perth city centre
- ✓ Highly desirable area













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?

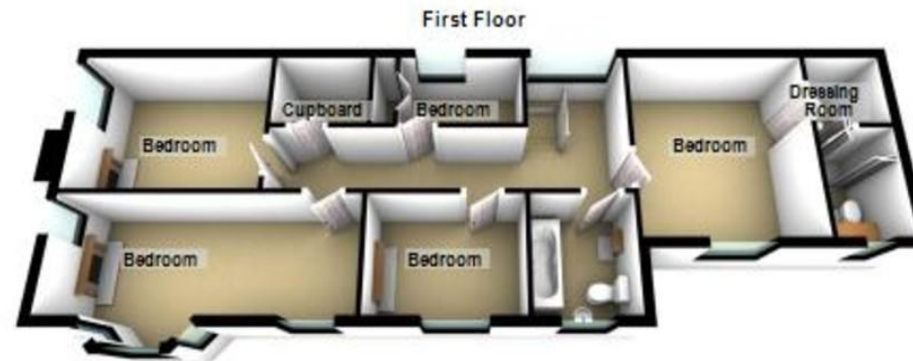
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

RECEPTION HALL

16' 0" x 9' 5" (4.88m x 2.87m)

LOUNGE

21' 0" x 15' 6" (6.4m x 4.72m)

FAMILY ROOM

13' 9" x 9' 5" (4.19m x 2.87m)

KITCHEN

14' 0" x 12' 7" (4.27m x 3.84m)

SHOWER ROOM

7' 2" x 7' 4" (2.18m x 2.24m)

REAR HALLWAY

11' 1" x 4' 6" (3.38m x 1.37m)

STUDY

10' 0" x 9' 0" (3.05m x 2.74m)

WC

CONSERVATORY

12' 2" x 12' 1" (3.71m x 3.68m)

LARGE OFFICE

13' 6" x 11' 2" (4.11m x 3.4m)

BEDROOM

15' 0" x 14' 4" (4.57m x 4.37m)

DRESSING ROOM

7' 2" x 6' 3" (2.18m x 1.91m)

SHOWER ROOM

11' 4" x 4' 2" (3.45m x 1.27m)

BEDROOM

21' 4" x 9' 5" (6.5m x 2.87m)

BEDROOM

15' 2" x 9' 5" (4.62m x 2.87m)

BEDROOM

15' 6" x 9' 8" (4.72m x 2.95m)

BEDROOM

13' 8" x 6' 4" (4.17m x 1.93m)

BATHROOM

9' 4" x 8' 7" (2.84m x 2.62m)

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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