

A two-story semi-detached house with a light-colored, textured exterior. The house features several windows, including a large double window on the left and a smaller window above the front door. A white front door with a decorative oval window is visible. The house is surrounded by a gravel garden with wooden edging and a wooden fence. A satellite dish is mounted on the wall to the right. The sky is blue with some clouds.

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116 Brahan Terrace, Perth, PH1 2LL

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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 delighted to bring to the market this well presented 2 BEDROOM MID-TERRACED VILLA situated within a popular residential area of Perth.

This spacious accommodation set over two levels comprises: Open plan entrance with a kitchen/diner, spacious lounge, , 2 double bedrooms with storage and a family bathroom.

There is fully enclosed south facing rear garden that is fully chipped for ease of maintenance.

There is gas central heating and double glazing throughout.



Key property features

- ✓ 2 double bedrooms
- ✓ Ideal for first time buyers
- ✓ Ideal for a buy to let
- ✓ GCH
- ✓ DG
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Private garden
- ✓ Spacious rooms
- ✓ Good storage









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 having gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

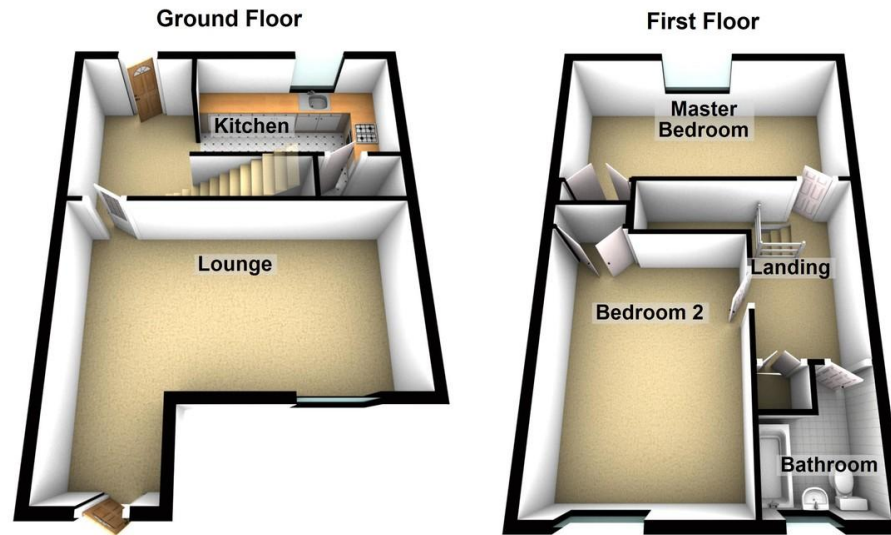
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

OPEN PLAN KITCHEN

10' 4" x 8' 7" (3.15m x 2.62m)

LOUNGE

16' 3" x 11' 6" (4.95m x 3.51m)

BEDROOM

16' 3" x 8' 8" (4.95m x 2.64m)

BEDROOM

12' 11" x 9' 6" (3.94m x 2.9m)

BATHROOM

7' 3" x 6' 5" (2.21m x 1.96m)

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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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

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