

# Buy your next home with Next Home

Leading Perthshire Estate Agency

1 Hatton Mews, Perth, PH2 7DR

Offers Over £435,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

1 Hatton Mews, Perth, PH2 7DR

Many thanks for your interest with 1 Hatton Mews, Perth, PH2 7DR.

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 renowned 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.



# 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

---

A rare opportunity to purchase this EXECUTIVE FAMILY 4/5 BEDROOM DETACHED VILLA offering spacious versatile accommodation over 2 floors. The property is in the highly desirable Kinnoull area of Perth adjacent to Kinnoull hill which is ideal for enjoying countryside walks.

The accommodation comprises entrance vestibule; WC; wide and welcoming reception hall; kitchen; utility room; dining room and sitting room/bed 5 on the ground floor together with bathroom and 4 further bedrooms, the principal having an en-suite shower room and bright lounge with attractive vaulted ceiling, balcony and lovely views on the first floor.

There is double glazing and gas central heating throughout. Externally there are beautifully landscaped garden grounds to the front, side and rear which are a mixture of lawn, plants, shrubs and a tiered terrace. Double garage and driveway.

Early viewing is highly recommended as this property will attract a wide range of purchasers.





# Key property features

---

- ✓ Detached Executive Villa
- ✓ Versatile Accommodation
- ✓ Kitchen, Utility room and Dining Room
- ✓ Bright lounge with views
- ✓ Sitting room/Bedroom 5
- ✓ 4 Further bedrooms
- ✓ WC, Bathroom & En-suite
- ✓ Gas Central Heating and Double Glazing
- ✓ Balcony off the lounge
- ✓ Double Garage & Driveway















# Have a property to sell?

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

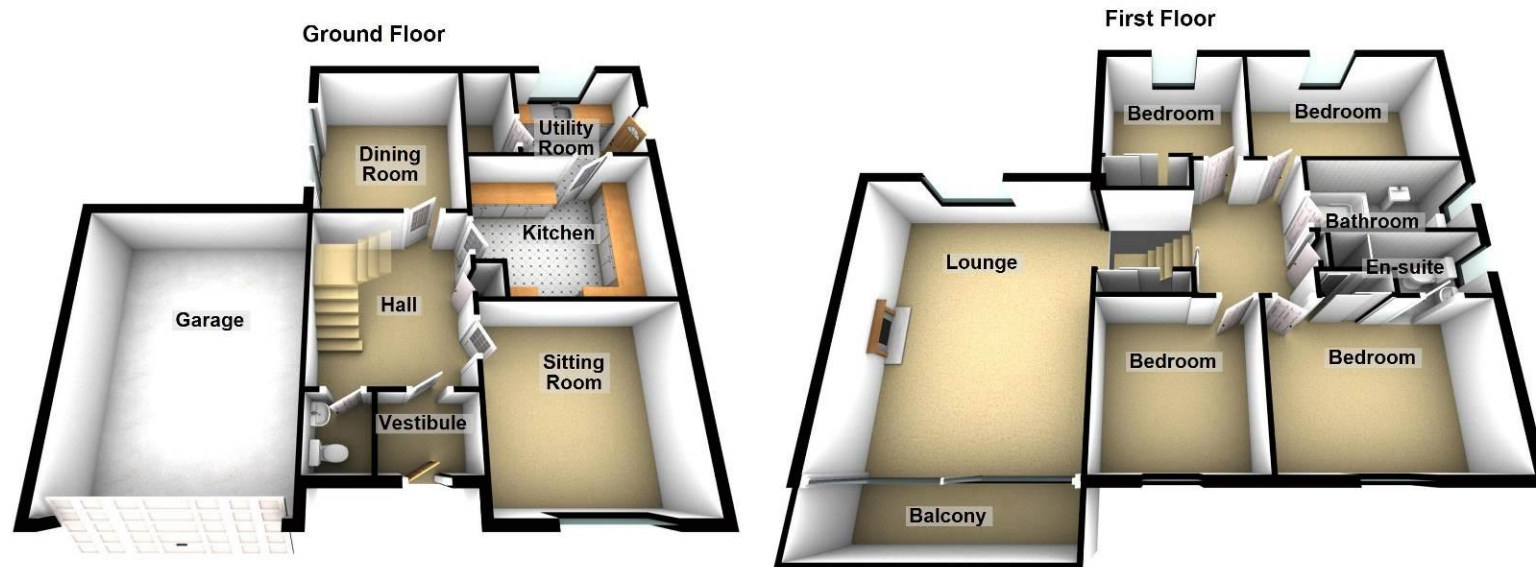


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---







# Property Room sizes

---

## **VESTIBULE**

5' 10" x 5' 3" (1.78m x 1.6m)

## **ENTRANCE HALL**

12' 7" x 10' 6" (3.84m x 3.2m)

## **LOUNGE**

20' 3" x 16' 1" (6.17m x 4.9m)

## **DINING ROOM**

11' 5" x 10' 5" (3.48m x 3.18m)

## **CLOAKROOM**

4' 11" x 4' 3" (1.5m x 1.3m)

## **SITTING ROOM**

13' 8" x 12' 8" (4.17m x 3.86m)

## **DINING KITCHEN**

12' 8" x 11' 10" (3.86m x 3.61m)

## **UTILITY**

7' 10" x 5' 3" (2.39m x 1.6m)

## **MASTER BEDROOM**

12' 6" x 11' 5" (3.81m x 3.48m)

## **EN-SUITE**

7' 2" x 4' 3" (2.18m x 1.3m)

## **BEDROOM**

11' 4" x 10' 9" (3.45m x 3.28m)

## **BEDROOM**

12' 5" x 9' 5" (3.78m x 2.87m)

## **BEDROOM**

10' 9" x 9' 6" (3.28m x 2.9m)

## **BATHROOM**

9' 0" x 5' 3" (2.74m x 1.6m)

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.



# NEXTHOME

ESTATE & LETTING AGENTS

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)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme