

# Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Lingay Court, Perth, PH1 3DE

Offers Over £129,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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8 Lingay Court, Perth, PH1 3DE

Many thanks for your interest with 8 Lingay Court, Perth, PH1 3DE.

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

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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.



# Property Summary

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We are delighted to bring to the market this immaculately presented TWO BEDROOM MID TERRACED VILLA situated in a prime location within the highly sought-after area of North Muirton in Perth.

This property offers well proportioned accommodation over two floors comprising entrance hall, lounge, breakfasting kitchen, two double bedrooms, box room and shower room.

There is double glazing and gas central heating throughout.

There is a garden to the rear which is paved for ease of maintenance and parking is available to the front. External shed.

Early viewing is highly recommended as this property would suit a range of purchasers including first time buyers and investors.



# Key property features

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- ✓ Mid Terraced Villa
- ✓ Lounge
- ✓ Dining Kitchen
- ✓ 2 Double bedrooms
- ✓ Box room/office
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Garden
- ✓ On street parking
- ✓ Desirable residential 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 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.



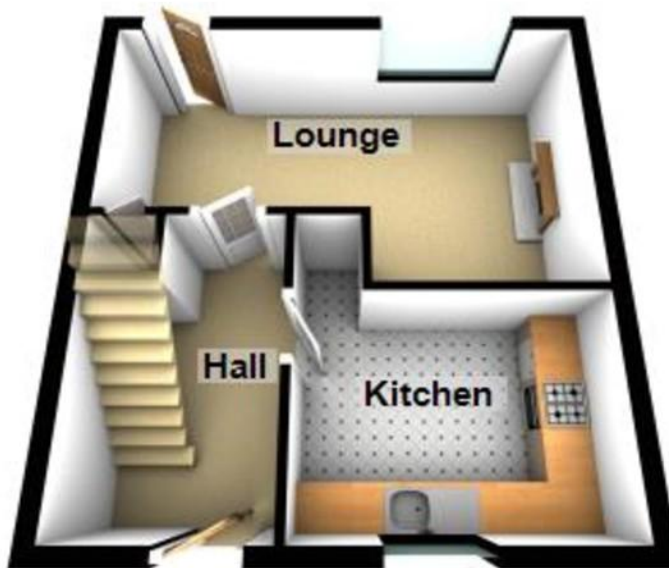
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# Floorplans

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Ground Floor



First Floor





# Property Room sizes

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## **ENTRANCE HALL**

*6' 0" x 5' 11" (1.83m x 1.8m)*

## **KITCHEN/BREAKFAST ROOM**

*11' 6" x 8' 10" (3.51m x 2.69m)*

## **LIVING ROOM**

*14' 8" x 13' 9" (4.47m x 4.19m)*

## **BEDROOM 1**

*10' 11" x 10' 5" (3.33m x 3.18m)*

## **BEDROOM 2**

*11' 7" x 10' 1" (3.53m x 3.07m)*

## **SHOWER ROOM**

*6' 7" x 5' 5" (2.01m x 1.65m)*

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

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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](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*

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