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Leading Perthshire Estate Agency

3 Elm Mews, Glencarse, Perth, PH2 7FJ

Offers Over £325,000


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ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 3 Elm Mews, Glencarse, Perth, PH2 7FJ.

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

The property is quietly tucked away in a peaceful location on the fringe of the villages of St. Madoes and Glencarse and offers the benefit of rural living yet is only a short distance to all amenities.

The villages offer easy access to the A90 dual carriageway, therefore are ideally placed for commuting to both Perth and Dundee.

They are also perfectly placed for accessing Ninewells hospital, PRI, Dundee Airport and Edinburgh Airport, which are all within easy reach.

There are local amenities within the villages including a shop, Glencarse Hotel, The Madoch community centre and a reputable primary school.

Secondary schooling can be found in both Perth and Dundee.



Property Summary

A rare opportunity to purchase this immaculately presented End Terraced FOUR BEDROOM converted former steading which has been sympathetically renovated to an exceptionally high standard with high quality fixtures and finishings throughout.

The spacious accommodation comprises wide and welcoming reception hall; large WC; impressive open plan kitchen/dining/living room with integrated appliances and feature doors to the front and rear and large walk in storage cupboard; utility room with shelving and space for appliances; bedroom 4 with fitted wardrobes on the ground floor and landing; bedroom 1 with fitted wardrobes and en-suite shower room; bedroom 2, also with fitted wardrobes and a third double bedroom together with modern bathroom on the first floor.

There is underfloor heating on the ground floor and LPG gas heating. Double Glazing.

Externally there are 2 parking spaces pertaining to the property and gardens to the front and rear.

Additional communal garden and visitors parking.



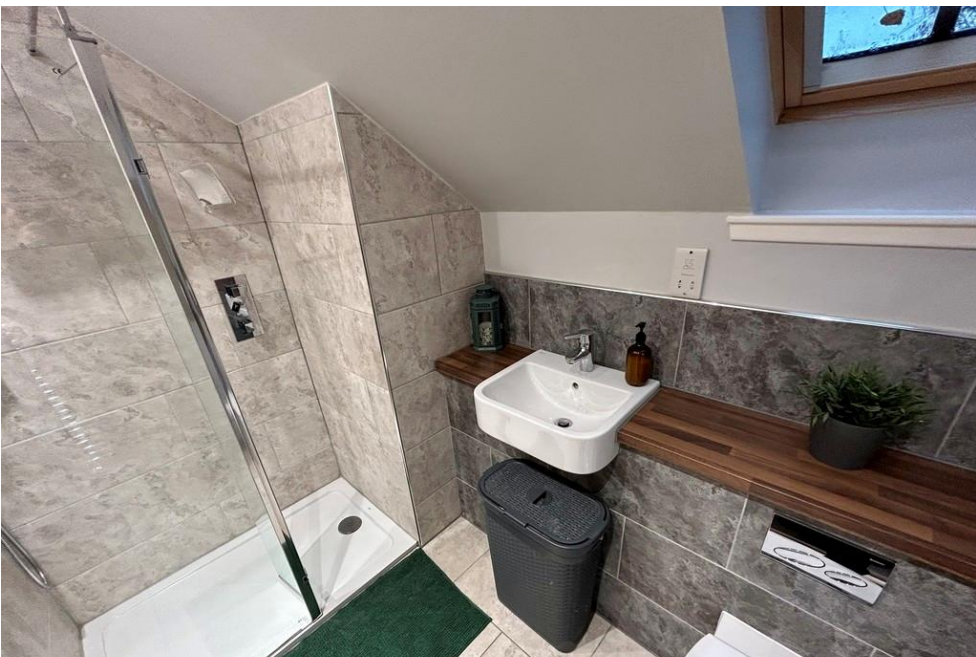
Key property features

- ✓ Immaculately presented
- ✓ Spacious accommodation
- ✓ High quality finishing's throughout
- ✓ Large open plan living/dining/kitchen space
- ✓ 4 Double Bedrooms
- ✓ WC, Bathroom and Shower Room
- ✓ Double Glazing
- ✓ Gas LPG Heating and Underfloor Heating on the ground floor
- ✓ 2 Parking Spaces
- ✓ Garden and quiet location









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?

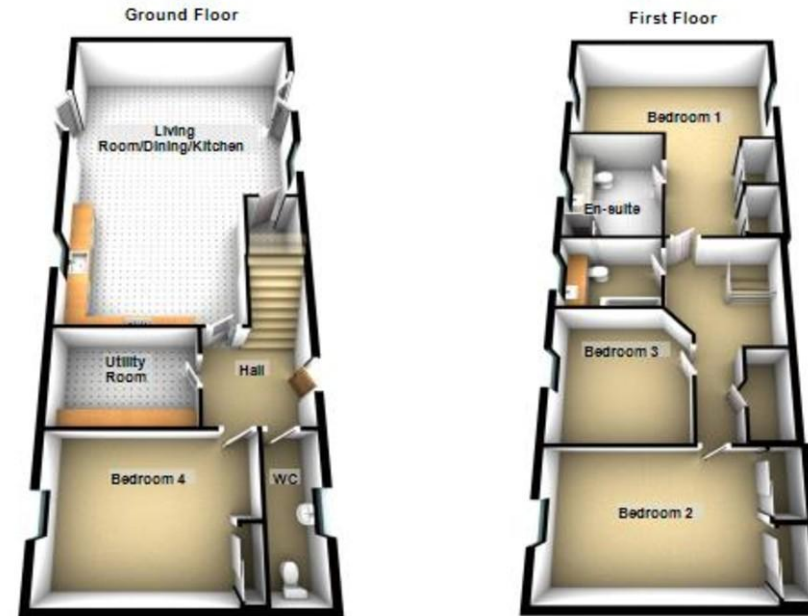
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

9' 1" x 7' 8" (2.77m x 2.34m)

WC

10' 9" x 3' 11" (3.28m x 1.19m)

UTILITY ROOM

7' 7" x 5' 11" (2.31m x 1.8m)

OPEN PLAN DINING/LOUNGE AREA

19' 10" x 16' 11" (6.05m x 5.16m)

OPEN PLAN KITCHEN AREA

11' 8" x 11' 3" (3.56m x 3.43m)

BEDROOM

11' 3" x 10' 9" (3.43m x 3.28m)

LANDING

18' 11" x 8' 11" (5.77m x 2.72m)

BEDROOM 1

19' 7" x 15' 9" (5.97m x 4.8m)

EN-SUITE

8' 2" x 5' 9" (2.49m x 1.75m)

BEDROOM

13' 0" x 9' 8" (3.96m x 2.95m)

BEDROOM

11' 4" x 8' 1" (3.45m x 2.46m)

BATHROOM

7' 6" x 5' 9" (2.29m x 1.75m)

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

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