

# Buy your next home with Next Home

Leading Perthshire Estate Agency

47 Orchard Way, Inchtute, Perth, PH14 9QB

Offers Over £290,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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47 Orchard Way, Inchtute, Perth, PH14 9QB

Many thanks for your interest with 47 Orchard Way, Inchtute, Perth, PH14 9QB.

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 reknown 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

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The village of Inchtute is located in the Carse of Gowrie and is on the A90 trunk road between Perth and Dundee on the Northern side of the Firth of Tay.

The village lies approximately 9 miles from Dundee city centre and 13 miles from Perth. Ninewells hospital and medical school are within easy reach and PRI, Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity.

There are mainline railway stations at Dundee and Perth. Within the village there is a post office, shop, hotel, a reputable primary school and a church.





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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring to the market this well presented 4 bedroom detached villa situated in the sought after area of Inchtute.

The property would make an ideal family home with spacious accommodation set over 2 levels comprising: vestibule with built in storage, hallway with under stair storage, bright and spacious lounge with space for a variety of free-standing furniture and sliding patio doors leading to the rear garden, dining room/bedroom 5, breakfasting kitchen, w/c, 4 double bedrooms with a principal en-suite and a family bathroom.

To the rear there is a fully enclosed garden that mainly laid to lawn for ease of maintenance.

Off street parking is provided to the rear for 2 cars leading to a single garage.

Gas central heating and double glazing throughout.



# Key property features

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- ✓ 4 double bedrooms
- ✓ 2 reception rooms
- ✓ Principal en-suite
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Close to Dundee & Perth
- ✓ South facing garden
- ✓ Single garage
- ✓ Good storage
- ✓ Ideal for the commuter

















Have a property to sell?

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

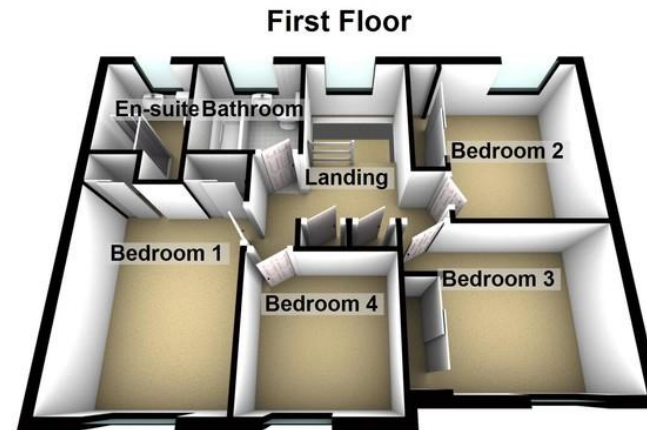
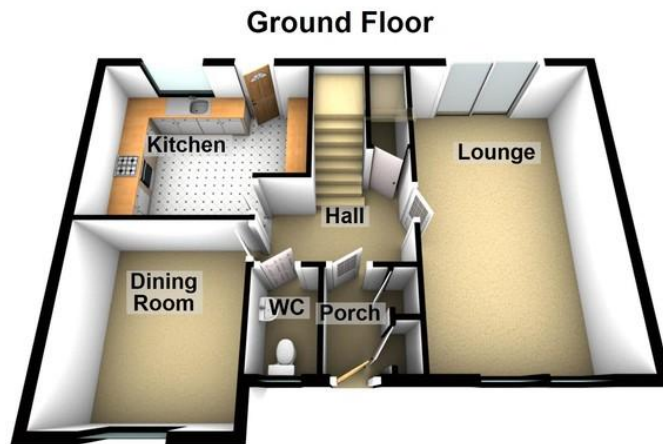


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# Floorplans

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# Property Room sizes

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## VESTIBULE

## HALL

*9' 5" x 6' 6" (2.87m x 1.98m)*

## LOUNGE/DINER

*19' 4" x 11' 4" (5.89m x 3.45m)*

## DINING ROOM

*11' 2" x 10' 3" (3.4m x 3.12m)*

## KITCHEN/BREAKFAST ROOM

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

## BEDROOM

*19' 8" x 13' 1" (5.99m x 3.99m)*

## ENSUITE

*9' x 6' 1" (2.74m x 1.85m)*

## BEDROOM

*12' 7" x 9' 2" (3.84m x 2.79m)*

## BEDROOM

*9' 6" x 9' 6" (2.9m x 2.9m)*

## BEDROOM

*8' 9" x 8' 3" (2.67m x 2.51m)*

## BATHROOM

*6' 8" x 6' 5" (2.03m x 1.96m)*

## W/C

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](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)

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