



Buy your next home with Next Home

Leading Perthshire Estate Agency

20 Sidey Place, Perth, PH1 2UF

Offers Over £238,000


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ESTATE & LETTING AGENTS

Buying with Next Home

20 Sidey Place, Perth, PH1 2UF

Many thanks for your interest with 20 Sidey Place, Perth, PH1 2UF.

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 3/4 BEDROOM CONVERTED FAMILY VILLA situated within a highly desirable location in Perth.

The property offers versatile accommodation comprising entrance hall; office/sitting room/bed 4; utility room (could potentially be converted into a shower room if required); lounge; open plan dining kitchen with doors to the garden and integrated appliances together with an American style fridge/freezer; WC and storage cupboard. On the first floor is the family bathroom and 3 double bedrooms, the principal having an en-suite shower room. All bedrooms have fitted wardrobes.

There is double glazing and gas central heating throughout.

Externally a driveway provides off street parking and the rear garden is enclosed and is a mixture of lawn and paving providing an ideal haven for relaxing during the summer months.

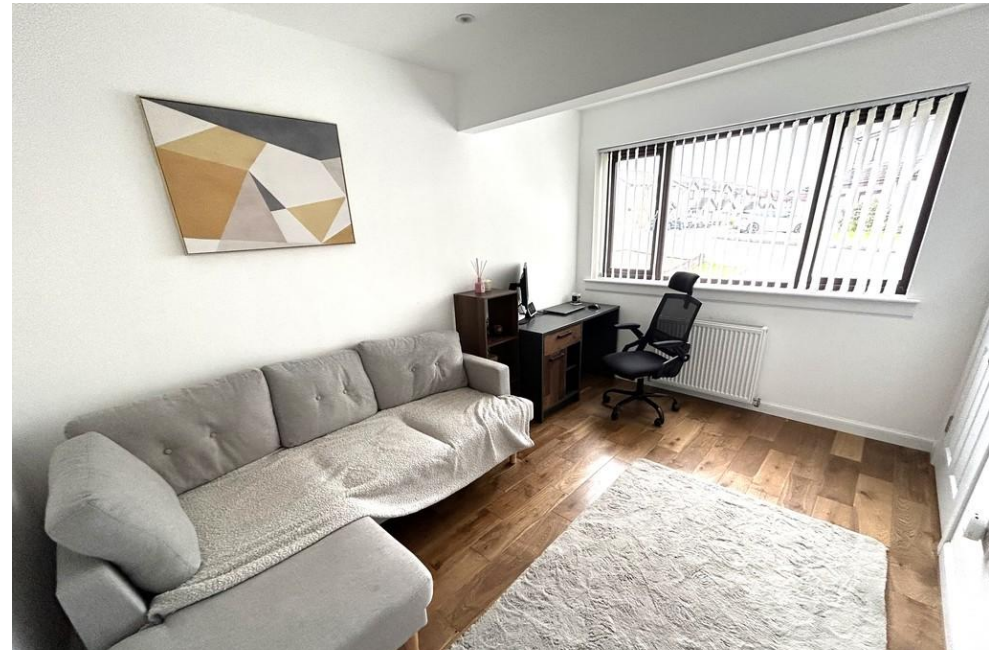
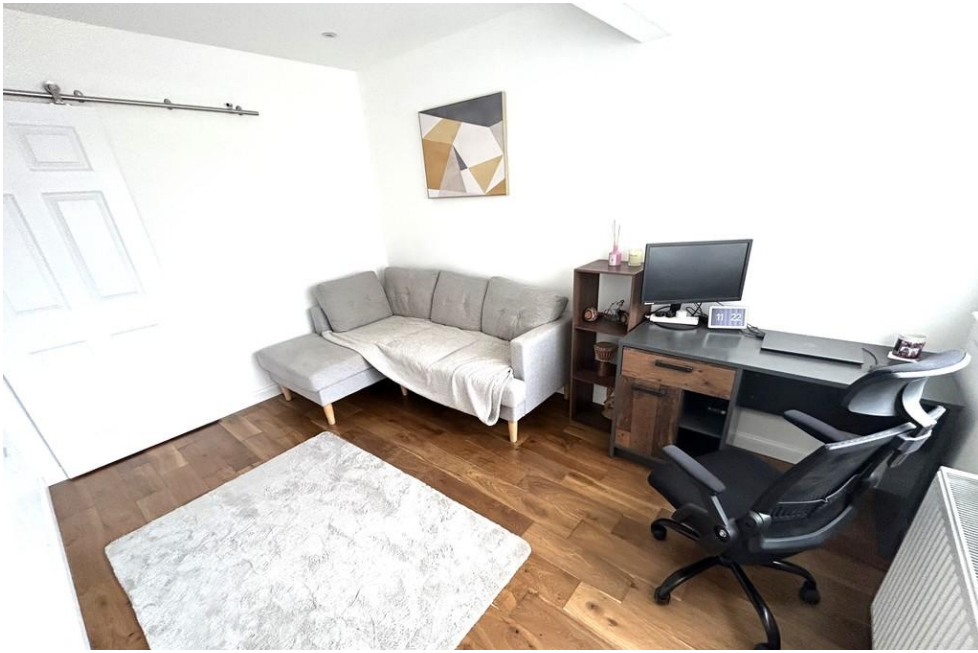


Key property features

- ✓ Detached Family Villa
- ✓ Versatile Accommodation
- ✓ Open plan Lounge/Dining/Kitchen
- ✓ Office/Sitting Room/Bedroom 4
- ✓ Utility Room & WC
- ✓ 3 Double Bedrooms
- ✓ Bathroom & En-suite
- ✓ Double Glazing & Gas Central Heating
- ✓ Driveway and Front & Rear Gardens
- ✓ Excellent family home









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?

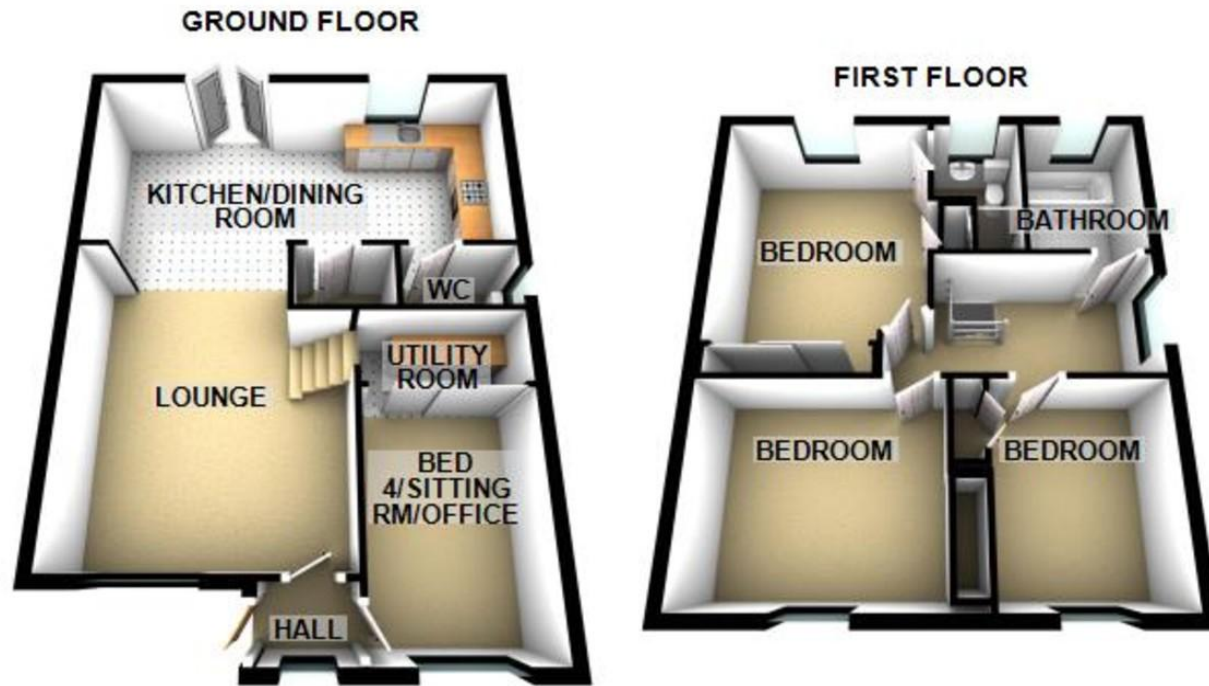
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

HALL

4' 5" x 3' 4" (1.35m x 1.02m)

LOUNGE

15' 3" x 11' 1" (4.65m x 3.38m)

DINING KITCHEN

20' 7" x 7' 9" (6.27m x 2.36m)

WC

5' 4" x 2' 10" (1.63m x 0.86m)

BEDROOM 4/STUDY/SITTING ROOM

12' 7" x 8' 11" (3.84m x 2.72m)

UTILITY ROOM

8' 11" x 4' 10" (2.72m x 1.47m)

BEDROOM

12' 5" x 9' 3" (3.78m x 2.82m)

ENSUITE

7' 11" x 5' 1" (2.41m x 1.55m)

BEDROOM

10' 4" x 9' 10" (3.15m x 3m)

BEDROOM

9' 10" x 7' 10" (3m x 2.39m)

BEDROOM

8' 1" x 5' 7" (2.46m x 1.7m)

LANDING

13' 9" x 6' 1" (4.19m x 1.85m)

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

The only Perthshire estate agent available 7 days until 9pm

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