A photograph of a two-story stone house with a gabled roof. The house has several windows and a central door. In front of the house is a well-maintained green lawn with a low hedge. To the right, there is a tall wooden fence. The sky is blue with scattered white clouds. A semi-transparent blue square is overlaid on the top left corner of the image.

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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

We are delighted to bring to the market this deceptively spacious and well presented SEMI DETACHED FOUR BEDROOM VILLA situated within a quiet location close the city centre.

The accommodation comprises entrance hall; bright lounge with feature bay window; sitting room ; dining kitchen with Range style cooker, Belfast sink and fridge/freezer together with double doors to the rear garden; WC; Utility Room; Office/Bedroom 4 and rear hall with door to the side on the ground floor level and 3 further double bedrooms; landing/study area and family bathroom on the first floor.

The property retains many period features and benefits from excellent storage throughout.

There is double glazing and gas central heating.

Externally there is a driveway to the front which can accommodate 2 vehicles. The rear garden is enclosed, private and predominantly laid to lawn with 2 large, paved seating areas. Summer house.

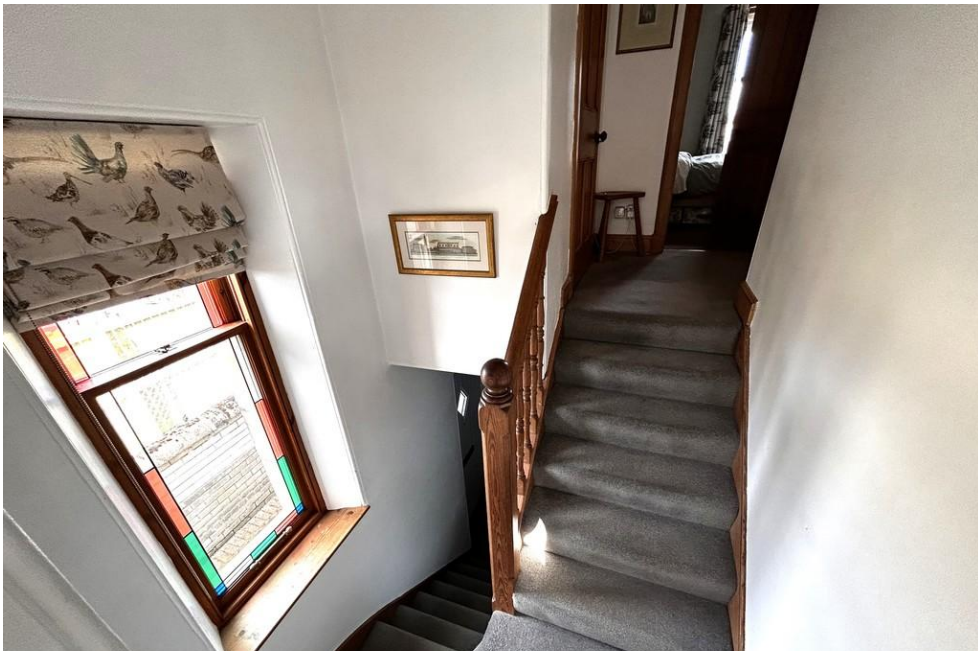


Key property features

- ✓ Semi Detached Traditional Villa
- ✓ Charming Features
- ✓ Bright Lounge
- ✓ Sitting Room
- ✓ Dining Kitchen
- ✓ 4 Bedrooms
- ✓ Bathroom & WC
- ✓ Double Glazing & Gas Central Heating
- ✓ Large Enclosed Garden
- ✓ 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 featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

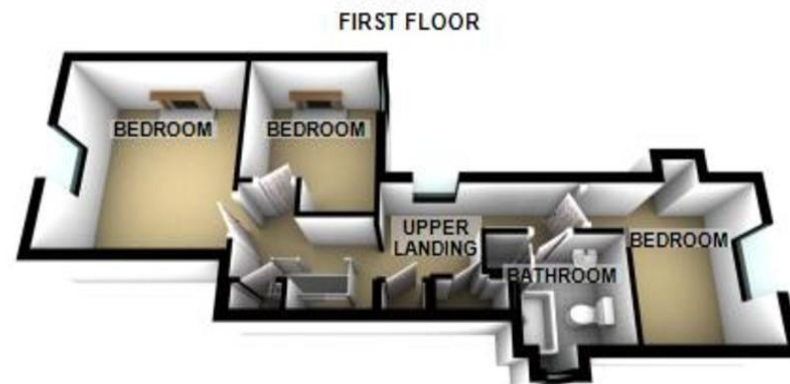
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

LOUNGE

14' 0" x 13' 4" (4.27m x 4.06m)

SITTING ROOM

13' 0" x 11' 0" (3.96m x 3.35m)

DINING KITCHEN

16' 2" x 11' 0" (4.93m x 3.35m)

UTILITY ROOM

10' 5" x 5' 2" (3.18m x 1.57m)

WC

10' 5" x 3' 3" (3.18m x 0.99m)

BEDROOM 4

9' 5" x 7' 6" (2.87m x 2.29m)

BEDROOM 1

14' 0" x 11' 6" (4.27m x 3.51m)

BEDROOM 2

11' 0" x 10' 3" (3.35m x 3.12m)

BEDROOM 3

16' 1" x 8' 3" (4.9m x 2.51m)

BATHROOM

9' 0" x 8' 6" (2.74m x 2.59m)

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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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

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