

Buy your next home with Next Home

Leading Perthshire Estate Agency

63 Strathtay Road, Perth, PH1 2NA

Offers over £135,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

63 Strathtay Road, Perth, PH1 2NA

Many thanks for your interest with 63 Strathtay Road, Perth, PH1 2NA.

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

We are delighted to be bringing to the market this immaculately presented MID TERRACED TWO BEDROOM VILLA with spacious attic room situated within a popular residential area.

The accommodation comprises spacious dining kitchen with space for appliances and large storage cupboard; bright lounge with window and sliding patio doors to the garden; 2 Double bedrooms with ample space for a range of free-standing furniture and modern bathroom with white suite with shower over the bath.

There is double glazing and gas central heating throughout.

Externally there are garden grounds to the front and rear. The rear garden is enclosed and is tiered with a mixture of patio and lawn together with a timber shed.



Key property features

- ✓ Mid Terraced Villa
- ✓ Bright Lounge
- ✓ Modern Dining Kitchen
- ✓ 2 Double Bedrooms
- ✓ Bathroom with white suite
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Large Garden
- ✓ Attic room with 2 Velux windows
- ✓ Close to all amenities









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 driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

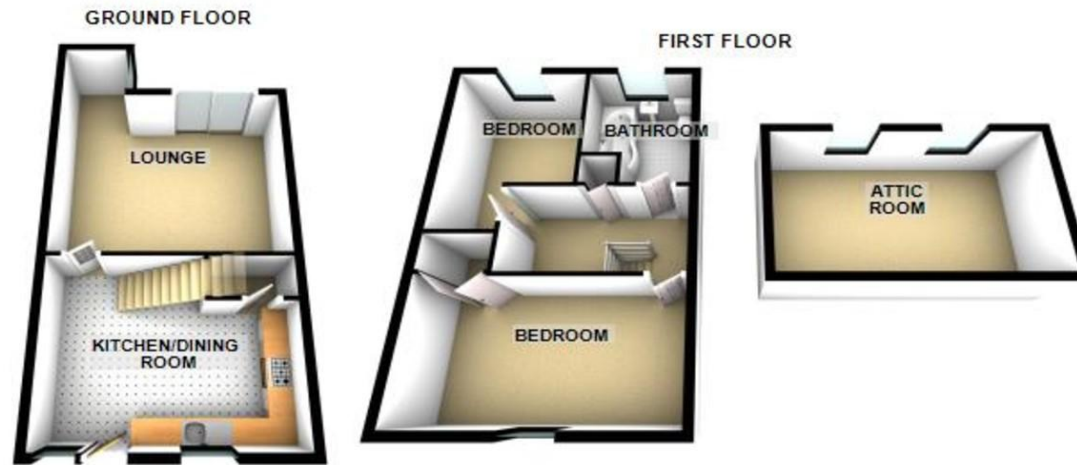
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

DINING KITCHEN

16' 1" x 8' 9" (4.9m x 2.67m)

LOUNGE

16' 1" x 11' 5" (4.9m x 3.48m)

LANDING

7' 6" x 6' 5" (2.29m x 1.96m)

BEDROOM

16' 2" x 8' 9" (4.93m x 2.67m)

BEDROOM

11' 4" x 9' 4" (3.45m x 2.84m)

BATHROOM

6' 5" x 5' 7" (1.96m x 1.7m)

ATTIC

16' 7" x 12' 4" (5.05m x 3.76m)

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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