

Buy your next home with Next Home

Leading Perthshire Estate Agency

63 Bertha Way, Perth, PH1 0AA

Offers Over £235,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

63 Bertha Way, Perth, PH1 0AA

Many thanks for your interest with 63 Bertha Way, Perth, PH1 0AA .

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 city of Perth is cited as the 'Gateway to the Highlands' on account of its splendid central location based around the River Tay. Both Glasgow and Edinburgh are equally easily accessible by road or excellent rail connections.

With a proud history, Perth is a thriving cultural centre with a theatre, art Galleries and World class concert hall. It also has vibrant Conference venues, cinemas and leisure activities. Several excellent golf courses are within easy reach as is the renowned Perth Racecourse.

The 'Glorious playground' of iconic hotel, Gleneagles, is 17 miles to the south.



Property Summary

Next Home are delighted to bring to the market this immaculately presented SEMI DETACHED 3 BEDROOM VILLA situated within a popular residential area of Perth.

The spacious accommodation is set over 2 levels and comprises entrance hall; WC; spacious lounge with large picture window to the front; fitted kitchen with 'Smeg' appliances with space for a dining table and chairs, 3 double bedrooms, the principal having an en-suite shower room and a modern family bathroom.

The property benefits from off-street parking to the rear for 2 cars.

There is a rear garden that fully enclosed with timber fencing, lawn and a patio area ideal for hosting and dining in the summer months.

There is gas central heating and double glazing throughout.



Key property features

- ✓ 3 bedrooms
- ✓ Principal en-suite
- ✓ Modern bathroom
- ✓ Open plan kitchen/dining room
- ✓ Private garden
- ✓ Popular residential area
- ✓ Ideal for first time buyers
- ✓ Well-presented
- ✓ Ideal family home
- ✓ Parking for 2 cars









Next Home - 63 Bertha Way, Perth, PH1 0AA

Have a property to sell?

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

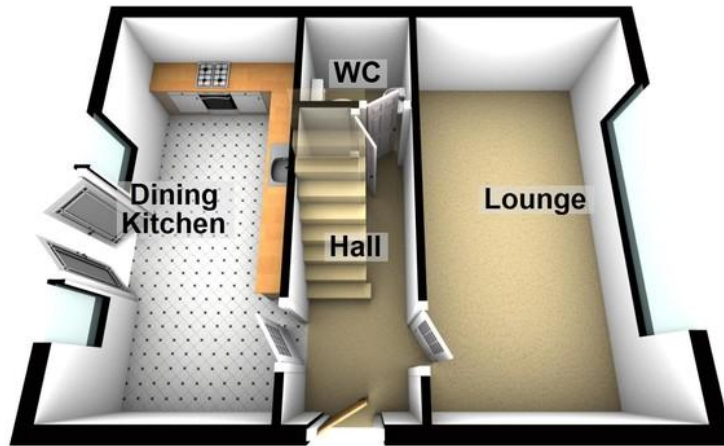


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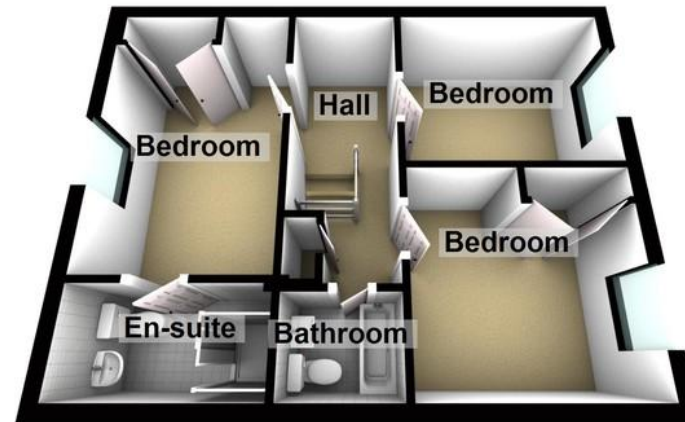
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Floorplans

Ground Floor



First Floor



Property Room sizes

HALL

LOUNGE

17' 2" x 10' 4" (5.23m x 3.15m)

KITCHEN/DINER

17' 2" x 8' 4" (5.23m x 2.54m)

W/C

7' 1" x 5' 7" (2.16m x 1.7m)

BEDROOM

12' 9" x 8' 5" (3.89m x 2.57m)

ENSUITE

7' 8" x 4' 5" (2.34m x 1.35m)

BEDROOM

10' 5" x 10' 2" (3.18m x 3.1m)

BEDROOM

10' 5" x 7' 3" (3.18m x 2.21m)

BATHROOM

7' 2" x 5' 5" (2.18m x 1.65m)

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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