

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

3 Mcleish Place, Perth, PH1 2UL

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Offers Over £270,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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3 Mcleish Place, Perth, PH1 2UL

Many thanks for your interest with 3 Mcleish Place, Perth, PH1 2UL.

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

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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

Next Home are delighted to bring to the market this spacious 4 bedroom detached villa situated in a sought after area of Perth.

The property would make the ideal family home with accommodation set over 2 levels comprising: Entrance hall, open plan lounge/dining room with ample room for a variety of free-standing furniture and patio doors leading to the garden, tastefully decorated kitchen, utility room, and w/c are all located on the ground floor.

Additionally part of the garage has been converted to create further a reception room and is complete with a modern wall & base units to create further storage and offers a space for relaxing.

The 1st floor accommodates 4 bedrooms with a principal en-suite and a shower room. The rear garden is fully enclosed with timber fencing, patio area and a low maintenance Astro-turf lawn.

There is parking for 3/4 cars to the front via a mono-bloc driveway.

Gas central heating and double glazing throughout.



# Key property features

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- ✓ 4 bedrooms
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Converted garage
- ✓ Principal en-suite
- ✓ Spacious villa
- ✓ Gas central heating
- ✓ Snug
- ✓ Spacious garden









# Have a property to sell?

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

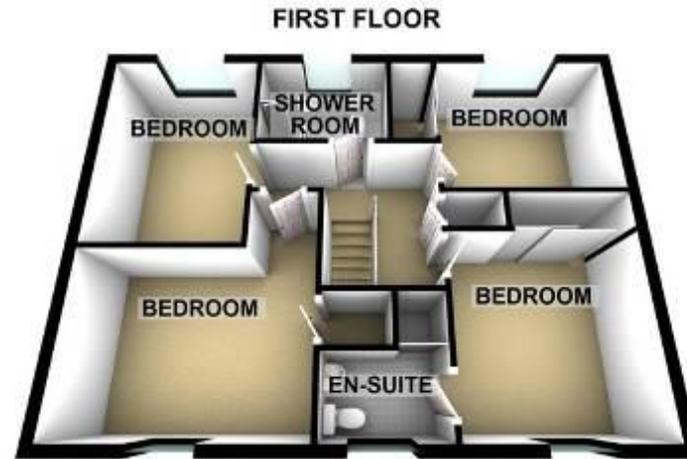
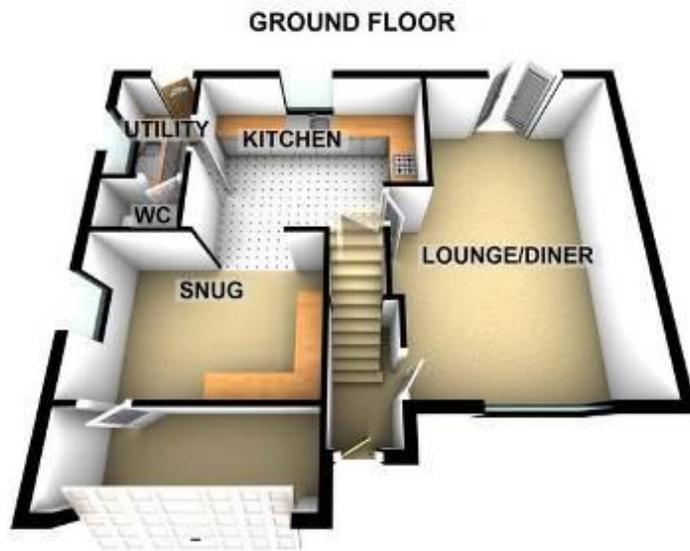


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# Floorplans

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# Property Room sizes

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## HALL

### LOUNGE/DINER

21' 1" x 13' 3" (6.43m x 4.04m)

### KITCHEN

9' 9" x 9' 5" (2.97m x 2.87m)

### SNUG

10' 10" x 9' 1" (3.3m x 2.77m)

### UTILITY ROOM

5' x 4' 11" (1.52m x 1.5m)

### W/C

## LANDING

### BEDROOM

10' 2" x 9' 8" (3.1m x 2.95m)

### ENSUITE

6' x 3' 10" (1.83m x 1.17m)

### BEDROOM

10' 2" x 8' 11" (3.1m x 2.72m)

### BEDROOM

9' 1" x 9' 3" (2.77m x 2.82m)

### BEDROOM

10' 10" x 6' (3.3m x 1.83m)

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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