

# Buy your next home with Next Home

Leading Perthshire Estate Agency

23 Alder Drive, Perth, PH1 1ER

Offers Over £215,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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23 Alder Drive, Perth, PH1 1ER

Many thanks for your interest with 23 Alder Drive, Perth, PH1 1ER.

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 pleased to present this spacious 3-bedroom semi-detached villa, located in the highly sought-after residential area of Perth's Western Edge.

This charming property offers an ideal family home with well-proportioned accommodation spread across two levels. The ground floor comprises a welcoming entrance hall, a bright and airy lounge, and a separate dining room with patio doors opening to the rear garden.

The galley-style kitchen is functional and well-equipped, while the first-floor features two double bedrooms, a single third bedroom, and a modern family bathroom.

Additionally, a Ramsay ladder provides access to a convenient attic space for extra storage.

Externally, the property offers off-street parking for several vehicles, with a driveway leading to a single garage. The rear garden is private and low maintenance, complete with a generous patio and lawn area, perfect for outdoor dining and entertaining during the warmer months.

Further benefits include gas central heating ensuring comfort throughout the year.





# Key property features

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- ✓ 3 Bedrooms
- ✓ Well presented
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Well-proportioned living space
- ✓ Excellent nearby schools
- ✓ Garage & driveway
- ✓ Gas central heating
- ✓ Private garden
- ✓ Close to all local amenities















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled 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 peaceful and typical of a suburban setting.

# Have a property to sell?

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



## NEXTHOME

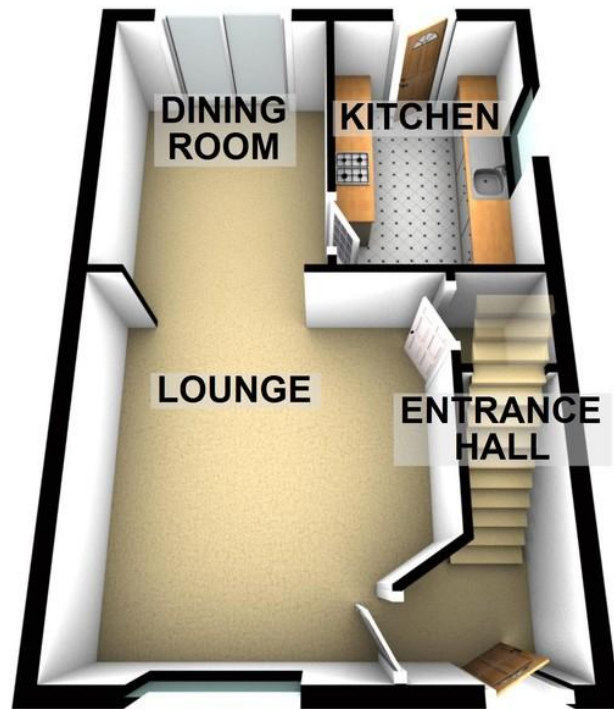
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# Floorplans

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**GROUND FLOOR**



**FIRST FLOOR**





# Property Room sizes

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## LOUNGE

*13' 6" x 13' 9" (4.11m x 4.19m)*

## DINING ROOM

*8' 9" x 11' 5" (2.67m x 3.48m)*

## KITCHEN

*7' 9" x 11' 5" (2.36m x 3.48m)*

## BEDROOM 1

*8' 7" x 14' 1" (2.62m x 4.29m)*

## BEDROOM 2

*10' 0" x 11' 7" (3.05m x 3.53m)*

## BEDROOM 3

*7' 9" x 11' 1" (2.36m x 3.38m)*

## BATHROOM

*6' 0" x 6' 4" (1.83m x 1.93m)*

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.





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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