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Leading Perthshire Estate Agency

12 Gowans Terrace, Perth, PH1 5AX

Offers Over £170,000



NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home



12 Gowans Terrace, Perth, PH1 5AX

Many thanks for your interest with 12 Gowans Terrace, Perth, PH1 5AX.

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

A rare opportunity to purchase this immaculately presented THREE BEDROOM END TERRACED VILLA with large driveway, garage and garden grounds situated within a popular residential area.

The accommodation comprises entrance hall; bright lounge with dual aspect windows to the front and rear; modern kitchen with window and door to the rear, integrated oven, hob and extractor together with space for fridge/freezer; dining room/utility with work surface and appliances under; principal bedroom with 2 fitted wardrobes; second double bedroom with recessed hanging space; third double bedroom with fitted wardrobe; bathroom with wash hand basin and shower over the bath and separate WC.

There is double glazing and gas central heating throughout.

Externally the property benefits from spacious garden grounds to the front and rear which are predominantly laid to lawn. The rear garden has a large paved patio area and sunny decking area. The driveway provides off street parking for several vehicles. Garage.



Key property features

- ✓ Spacious End Terraced Villa
- ✓ Modern Kitchen
- ✓ Bright Lounge
- ✓ 3 Double Bedrooms
- ✓ Dining Room/Utility
- ✓ Bathroom & WC
- ✓ Double Glazing & Gas Central Heating
- ✓ Large Driveway to accommodate several vehicles
- ✓ Garage
- ✓ Large front & rear garden grounds





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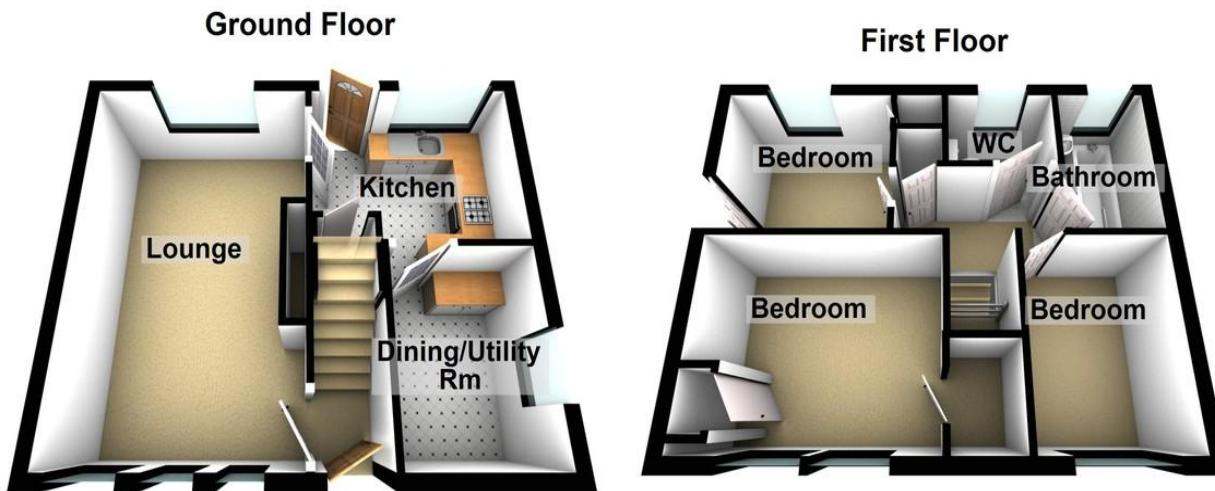


Have a property to sell?

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



Floorplans



Property Room Sizes

HALL

LOUNGE

18' 4" x 11' 5" (5.59m x 3.48m)

KITCHEN

12' 0" x 8' 7" (3.66m x 2.62m)

DINING ROOM/UTILITY

9' 2" x 8' 2" (2.79m x 2.49m)

BEDROOM

11' 4" x 8' 9" (3.45m x 2.67m)

BEDROOM

12' 4" x 9' 0" (3.76m x 2.74m)

BEDROOM

8' 3" x 8' 2" (2.51m x 2.49m)

BATHROOM

6' 1" x 4' 11" (1.85m x 1.5m)

WC

5' 6" x 2' 4" (1.68m x 0.71m)

LANDING

10' 3" x 2' 1" (3.12m x 0.64m)

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

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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