



# Buy your next home with Next Home

Leading Perthshire Estate Agency

31 Feus Road, Perth, PH1 2AS

Offers Over £139,950

**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

31 Feus Road, Perth, PH1 2AS

Many thanks for your interest with 31 Feus Road, Perth, PH1 2AS.

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

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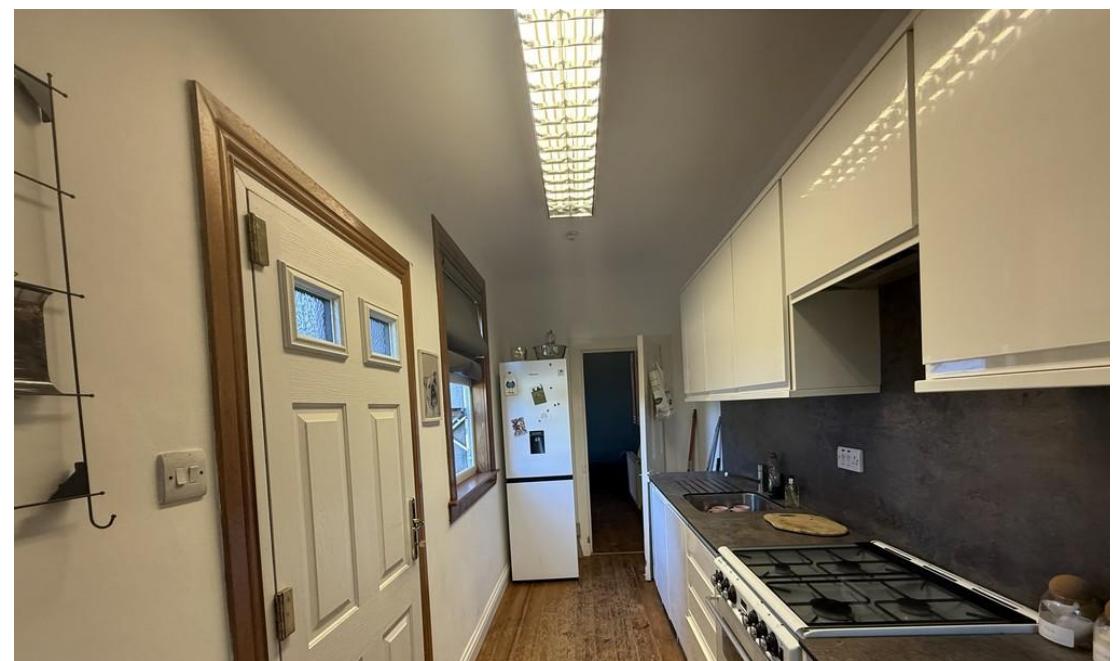
We are delighted to bring to the market this spacious and well-presented 2/3 Bedroom ground floor apartment situated within a popular area very close to Perth city centre.

The spacious accommodation comprises entrance vestibule; hall with storage cupboard; lounge/bedroom 3 with feature bay window to the front; dining room/lounge with recessed alcove and rear facing window; kitchen with cooker, dishwasher, fridge freezer and washing machine together with door to the rear garden; modern bathroom with recently fitted white suite; 2 double bedrooms with fitted storage space.

There is double glazing and gas central heating throughout.

There are garden grounds to the front and rear of the property which are a mixture of lawn, paving, gravel chips and shrubs and includes 2 timber sheds.

On street parking is available on Church Street across the road.



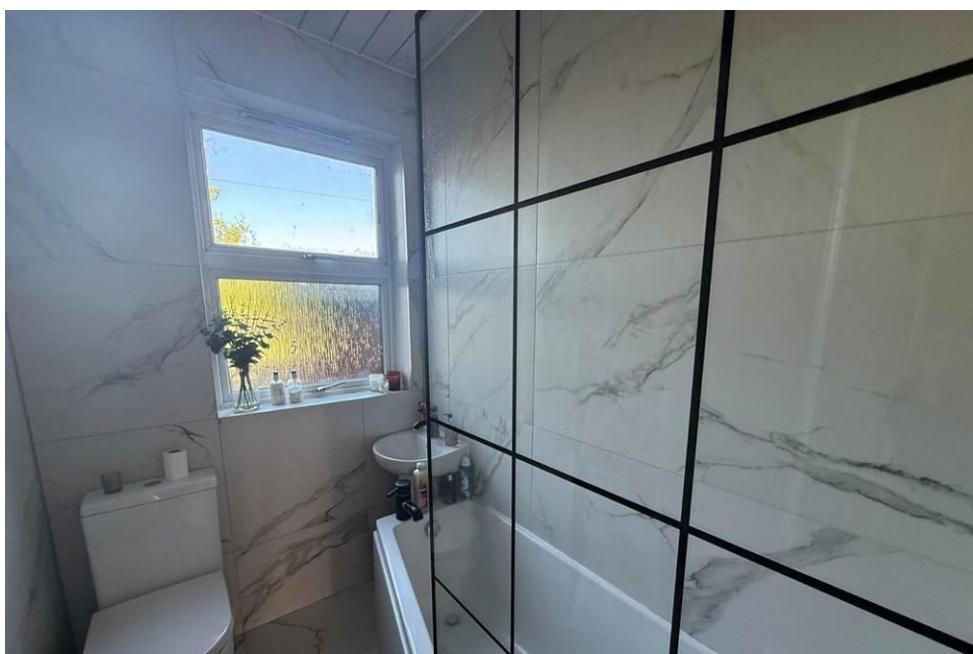
# Key property features

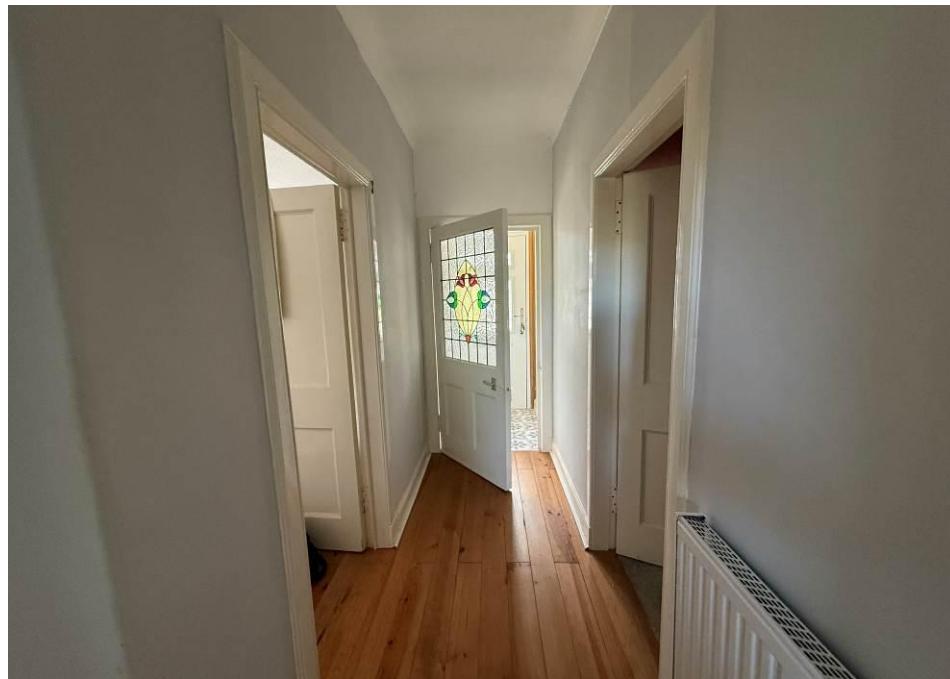
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- ✓ Self-contained ground floor apartment
- ✓ Bright Lounge
- ✓ Dining Room
- ✓ Kitchen with door to the rear
- ✓ 2 Double Bedrooms
- ✓ Modern Bathroom
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Front & Rear Gardens
- ✓ Close to all amenities









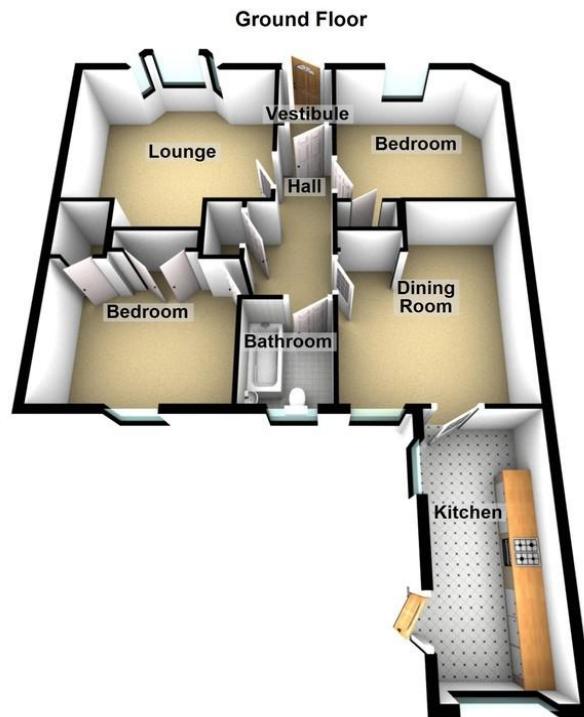
# Have a property to sell?

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



# Floorplans

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# Property Room Sizes

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## **VESTIBULE**

*5' 0" x 3' 5" (1.52m x 1.04m)*

## **HALL**

*15' 4" x 6' 1(W)" (4.67m x 1.85m)*

## **LOUNGE**

*16' 3" x 13' 2 (w)" (4.95m x 4.01m)*

## **DINING ROOM**

*14' 6 " x 11' 5" (4.42m x 3.48m)*

## **KITCHEN**

*14' 11" x 5' 9" (4.55m x 1.75m)*

## **BEDROOM**

*11' 11" x 10' 5" (3.63m x 3.18m)*

## **BEDROOM**

*10' 6" x 10' 0" (3.2m x 3.05m)*

## **BATHROOM**

*6' 9" x 4' 9" (2.06m x 1.45m)*



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)

*The only Perthshire estate agent available 7 days until 9pm*

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Ombudsman Scheme