

A two-story stone house with a bay window and chimneys. The house is made of light-colored stone and has a dark roof. There are two chimneys on the roof. The bay window is on the right side of the house. The front door is in the center. There are windows on either side of the door. The house is surrounded by a low wall and some plants.

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# Buying with Next Home

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31 Feus Road, Perth, PH1 2AS

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# 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















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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



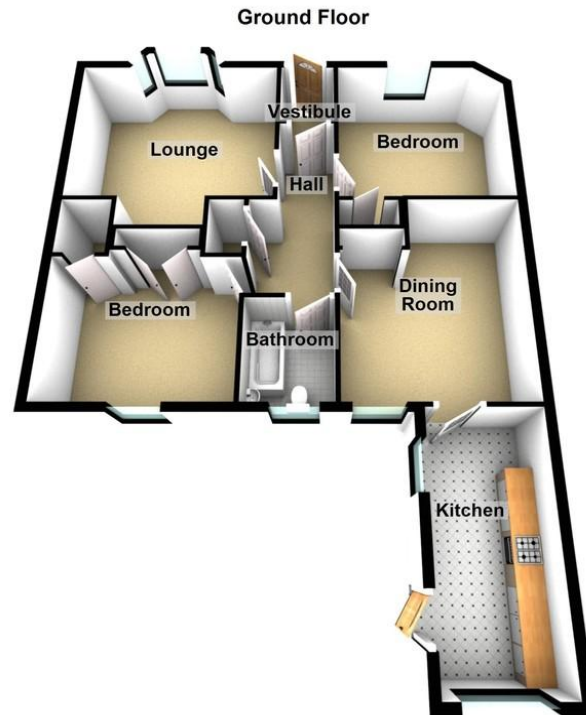
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# Floorplans

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# Property Room Sizes

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## **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)*

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:

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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)

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