



Buy your next home with Next Home

Leading Perthshire Estate Agency

96 Potterhill Gardens, PERTH, PH2 7ED

Offers Over £170,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

96 Potterhill Gardens, PERTH, PH2 7ED

Many thanks for your interest with 96 Potterhill Gardens, PERTH, PH2 7ED.

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 EXTENDED END TERRACED THREE BEDROOM VILLA situated within a popular residential area.

The spacious accommodation comprises entrance hall with 3 storage cupboards; kitchen with oven, hob, extractor and white goods included; bright and sizeable lounge/dining room with under stair cupboard and sliding patio doors to the rear garden and decking area; WC with modern white suite; landing with storage cupboard; 3 double bedrooms, all with storage and family bathroom with white suite and shower over the 'P' shaped bath.

There is double glazing and gas central heating throughout.

Externally the South facing garden is enclosed with timber fencing and chipped for ease of maintenance with mature shrubs. The decking area provides an idea quiet haven for relaxing and socialising.

Parking is available adjacent to the property.

Early viewing is highly recommended to appreciate the quantity of accommodation on offer.



Key property features

- ✓ End Terraced Extended Villa
- ✓ Large Lounge & Dining Room
- ✓ Kitchen with appliances
- ✓ WC & Bathroom
- ✓ 3 Double Bedrooms
- ✓ Excellent Storage
- ✓ South facing Garden and decking area
- ✓ Double Glazing & Gas central Heating
- ✓ Parking adjacent to the property
- ✓ Close to all amenities & desirable residential area









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. 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.

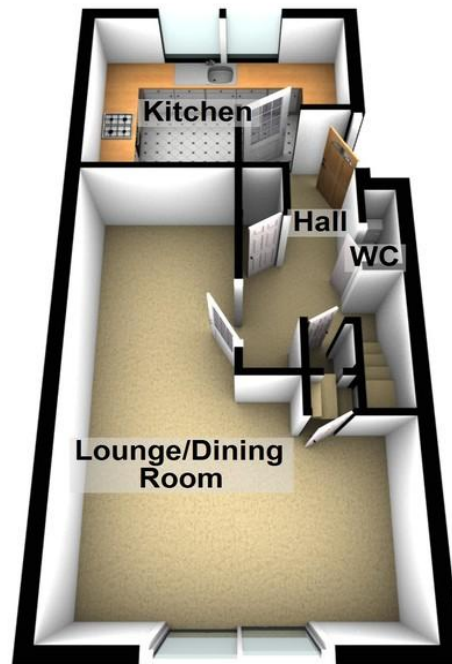


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Floorplans

Ground Floor



First Floor



Property Room Sizes

HALL

9' 10" (w)" x 9' 1" (3m x 2.77m)

KITCHEN

12' 10" x 8' 2" (3.91m x 2.49m)

WC

4' 7" x 2' 7" (1.4m x 0.79m)

LOUNGE/DINING ROOM

25' 7" x 17' 8" (7.8m x 5.38m)

BEDROOM

13' 4" x 8' 3" (4.06m x 2.51m)

BEDROOM

9' 1" x 8' 6" (2.77m x 2.59m)

BEDROOM

8' 10" x 8' 2" (2.69m x 2.49m)

BATHROOM

8' 3" x 6' 1" (2.51m x 1.85m)

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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