



Leading Perthshire Estate Agency

18 St. Marys Drive, Perth, PH2 7BY

Offers Over £450,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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18 St. Marys Drive, Perth, PH2 7BY

Many thanks for your interest with 18 St. Marys Drive, Perth, PH2 7BY.

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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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.





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signing up to our Hot Buyers lists!

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# Property Summary

Next Home are excited to bring to the market this fantastic and rare opportunity to purchase this 5-bedroom detached villa situated in the most sought after of Kinnoull, Perth.

This property would make the ideal family home and has great potential create an even better home for all families.

Set over 2 levels there is spacious and versatile rooms throughout and the property comprises: Vestibule, entrance hall with 2 storage cupboards, a bright and spacious lounge that is open plan to dining area with double doors leading to an additional sitting room, an open plan kitchen/dining room which is ideal for larger families and hosting.

There is also 3 double bedrooms with built in storage and a shower room located on the ground floor.

The 1<sup>st</sup> floor is accessed by a wooden stairwell and leads to a landing which gives access to 2 further double bedrooms, both of which offer built in storage, a 3-piece bathroom suite and a large airing cupboard which also gives access to the eaves for additional storage.

18 St.Marys Drive is set on a generous sized plot with a large front garden and rear gardens that have a mixture of planting, shrubbery and patio areas but can easily be transformed to create a wonderfully spacious, private and family oriented garden.

There is also a large triple garage with 3 rolling electric doors. This space is ideal for anyone with a trade and can be easily converted to create further accommodation if needed.



# Key property features

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- ✓ 5 double bedrooms
- ✓ Triple garage with electric doors
- ✓ Large plot
- ✓ Sought after area
- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Spacious rooms throughout
- ✓ Great potential
- ✓ Quiet area
- ✓ Great walks nearby













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey 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 garages. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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

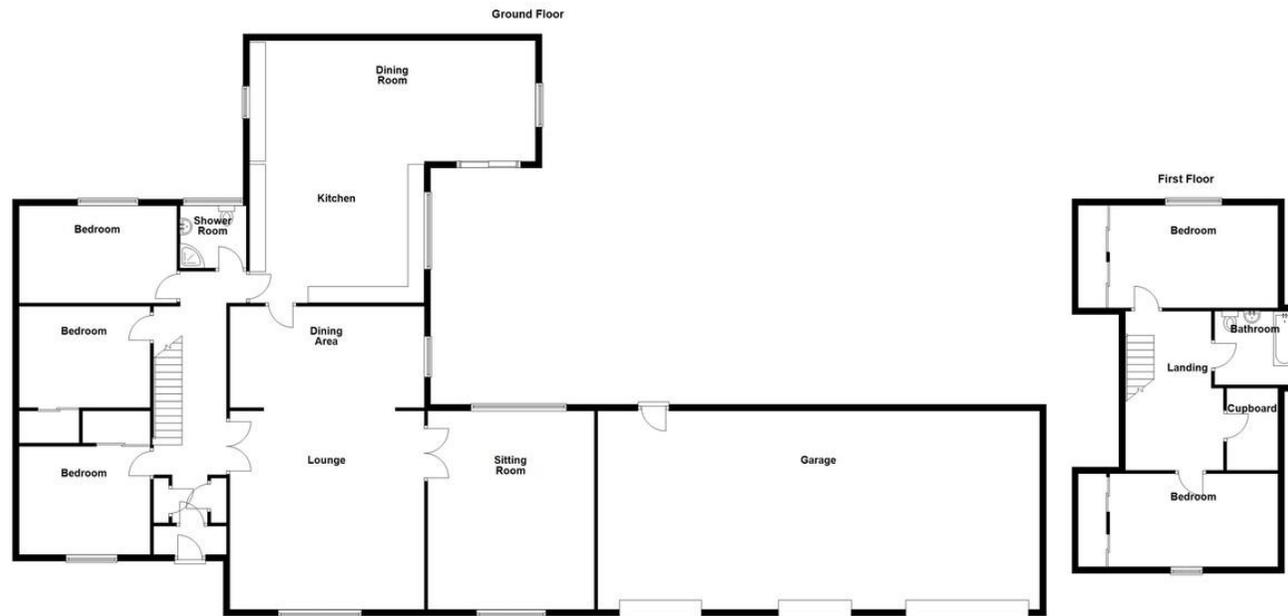


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# Floorplans

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# Property Room sizes

## VESTIBULE

### ENTRANCE HALL

24' 3" x 7' 6" (7.39m x 2.29m)

### LOUNGE

19' 4" x 13' 8" (5.89m x 4.17m)

### SITTING ROOM

19' 4" x 12' 7" (5.89m x 3.84m)

### DININNG AREA

14' 4" x 9' 9" (4.37m x 2.97m)

### KITCHEN

12' 7" x 10' 5" (3.84m x 3.18m)

## DINING ROOM

19' 8" x 12' (5.99m x 3.66m)

### BEDROOM(GROUND FLOOR)

11' 5" x 10' 1" (3.48m x 3.07m)

### BEDROOM(GROUND FLOOR)

10' 5" x 10' 6" (3.18m x 3.2m)

### BEDROOM(GROUND FLOOR)

14' 2" x 11' 6" (4.32m x 3.51m)

### SHOWER ROOM

8' 4" x 6' 4" (2.54m x 1.93m)

### LANDING

17' 7" x 7' 4" (5.36m x 2.24m)

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.



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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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