

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Clerwood, Rhyns Lane, Perth, PH2 8QT

Offers Over £360,000

★★★★  
**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

Clerwood, Rhynd Lane, Perth, PH2 8QT

Many thanks for your interest with Clerwood, Rhynd Lane, Perth, PH2 8QT.

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 reknown 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, known as the “Fair City,” is a vibrant and historic hub on the banks of the River Tay. Offering an excellent range of shops, cafés, restaurants, and cultural venues, including Perth Concert Hall and Theatre, the city blends heritage charm with modern convenience.

Outdoor enthusiasts enjoy riverside walks, nearby golf courses, and easy access to the Highlands. Perth benefits from outstanding transport links, with quick road and rail connections to Edinburgh, Glasgow, Dundee, and Inverness.

The area offers a wide choice of property styles, from traditional townhouses and period flats to contemporary family homes, making it an attractive location for professionals, families, and retirees alike.





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# Property Summary

Next Home are delighted to bring this substantial five-bedroom detached bungalow occupying a generous and private plot.

Set within a highly regarded residential area on the outskirts of Perth, this property offers well-balanced and versatile accommodation throughout, making it ideal for families, downsizers seeking space on one level, or those looking for flexible living arrangements.

The layout provides a natural flow between living and bedroom accommodation, with generous room sizes and excellent storage.

At the heart of the home is a spacious lounge, ideal for both everyday living and entertaining, complemented by a well-appointed kitchen with ample space for dining. Five bedrooms (principal en-suite) provide excellent flexibility for family use, guest accommodation or home working, supported by modern bathroom and shower room facilities.

Externally, the property sits within attractive, well-maintained gardens offering privacy and space, with areas of lawn and patio ideal for outdoor enjoyment. A driveway provides ample off-street parking and access to the property.

There is also a double garage and ample parking.

Clerwood enjoys a peaceful setting while remaining conveniently placed for access to Perth city centre, local amenities, schooling and transport links, making this a rare opportunity to acquire a sizeable bungalow in a sought-after location.



# Key property features

- ✓ 4/5 bedrooms
- ✓ Modern bathroom
- ✓ Spacious rooms throughout
- ✓ Good sized plot
- ✓ Double garage
- ✓ Ideal for a family home
- ✓ Rare to the market
- ✓ Chain free
- ✓ Cellar
- ✓ Gas central heating













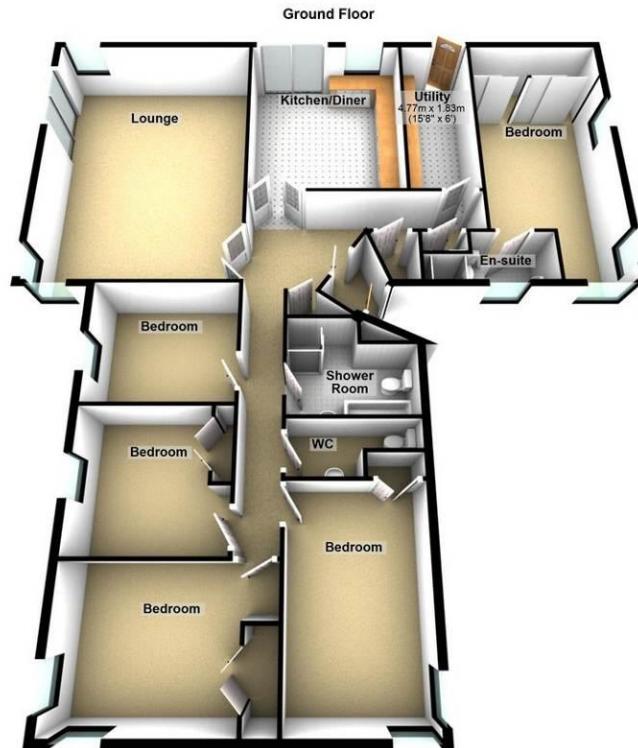
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

## VESTIBULE

## ENTRANCE HALL

31' x 22' 2" (9.45m x 6.76m)

## LOUNGE

23' x 16' (7.01m x 4.88m)

## KITCHEN/DINER

15' 8" x 13' 7" (4.78m x 4.14m)

## UTILITY ROOM

13' 7" x 5' 8" (4.14m x 1.73m)

## BEDROOM

21' 8" x 11' 2" (6.6m x 3.4m)

## ENSUITE

11' x 5' 7" (3.35m x 1.7m)

## BEDROOM

14' 6" x 8' 9" (4.42m x 2.67m)

## BEDROOM

12' 3" x 9' 1" (3.73m x 2.77m)

## BEDROOM

11' 4" x 9' 5" (3.45m x 2.87m)

## BEDROOM

11' 8" x 10' 8" (3.56m x 3.25m)

## BATHROOM

11' 6" x 9' 1" (3.51m x 2.77m)

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](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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