

A photograph of a two-story terraced house with a light-colored, textured exterior. The house features several windows, including a large bay window on the ground floor and smaller windows on the upper floor. A white front door is visible. The house is surrounded by a gravel garden with a wooden fence and several wooden planters. A satellite dish is mounted on the wall.

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ESTATE & LETTING AGENTS

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17 Cumbrae Place, Perth, PH1 3AJ

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About the Area

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.



Property Summary

We are delighted to bring to the market this immaculately presented Mid Terraced 3 Bedroom Villa situated within a popular residential area, close to a wide range of amenities.

The accommodation comprises entrance hall with storage cupboard and large under stairs storage area; bright lounge with space for dining; newly installed kitchen fitted with a range of wall and base units, integrated oven, hob and extractor together with space for a washing machine, dishwasher and fridge/freezer as well as additional space for dining. A door from the kitchen leads to the enclosed rear garden and external store.

On the first floor there are 3 bedrooms with ample space for a range of free standing furniture.

The bathroom is fitted with a white suite and benefits from having a shower over the bath.

There is double glazing and gas central heating throughout. The property also benefits from a recently installed new boiler.

Externally there are well maintained, low maintenance front and rear gardens.

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



Key property features

- ✓ Immaculately presented Mid Terraced Villa
- ✓ Bright Lounge/Diner
- ✓ Contemporary Kitchen/Diner
- ✓ 3 Bedrooms
- ✓ Bathroom
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Front & Rear Gardens
- ✓ Popular residential area
- ✓ Close to all amenities









An aerial photograph of a suburban residential area, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads by green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

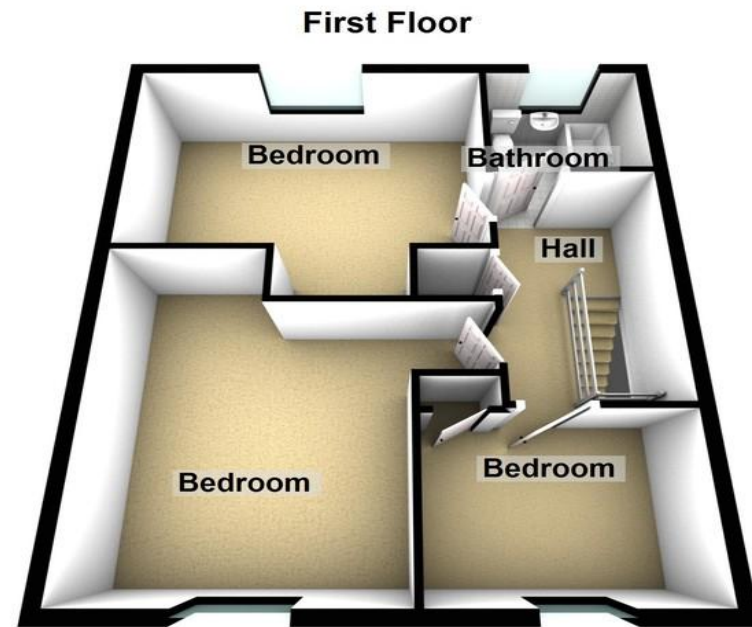
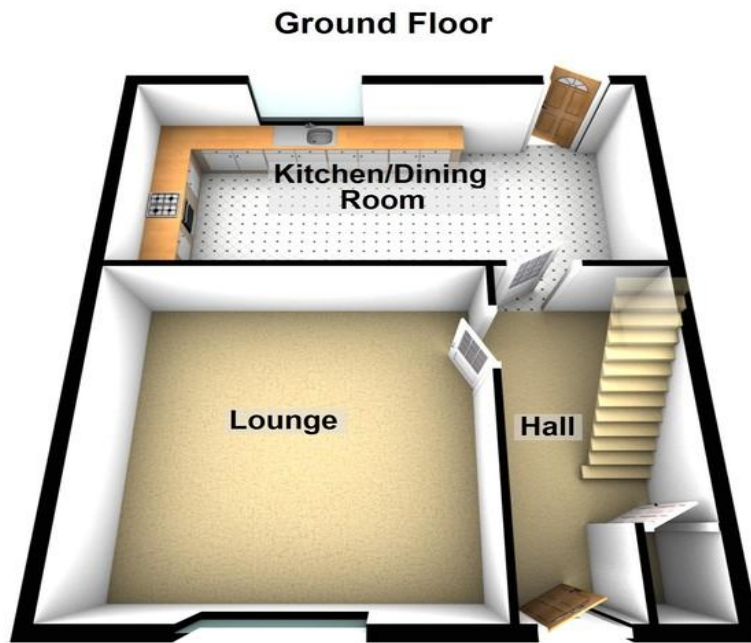
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

18' 0" x 6' 2" (5.49m x 1.88m)

LOUNGE

15' 6" x 11' 7" (4.72m x 3.53m)

KITCHEN

17' 11" x 10' 6" (5.46m x 3.2m)

LANDING

11' 8" x 6' 3" (3.56m x 1.91m)

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

BEDROOM

13' 5" x 9' 4" (4.09m x 2.84m)

BEDROOM

10' 4" x 10' 11" (3.15m x 3.33m)

BEDROOM

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

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

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