

Buy your next home with Next Home

Leading Perthshire Estate Agency

9 Primrose Crescent, Perth, PH1 2QE

Offers Over £135,000

NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home



9 Primrose Crescent, Perth, PH1 2QE

Many thanks for your interest with 9 Primrose Crescent, Perth, PH1 2QE.

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, 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.



Property Summary

Next Home are delighted to bring to the market this 3-bedroom mid-terraced villa, located within the popular residential area of , Perth.

On entering, a porch provides access directly into the main living space. The ground floor comprises a spacious lounge and a separate dining room, the latter offering excellent potential to be opened or extended into the kitchen to create a larger, open-plan kitchen/dining space. The dining room also provides access to a useful rear porch, leading onward to the garden.

The kitchen sits adjacent, offering good proportions and scope for upgrading to suit modern living.

On the upper floor, the principal bedroom is located to the rear of the property and enjoys pleasant views over the garden, along with the benefit of built-in storage.

Two further double bedrooms are positioned to the front, both offering good natural light and built-in storage, making them ideal for family use, guests or home working.

A shower room completes the property.

Externally, the property benefits from gardens to the front and rear, offering further potential for landscaping or outdoor use.

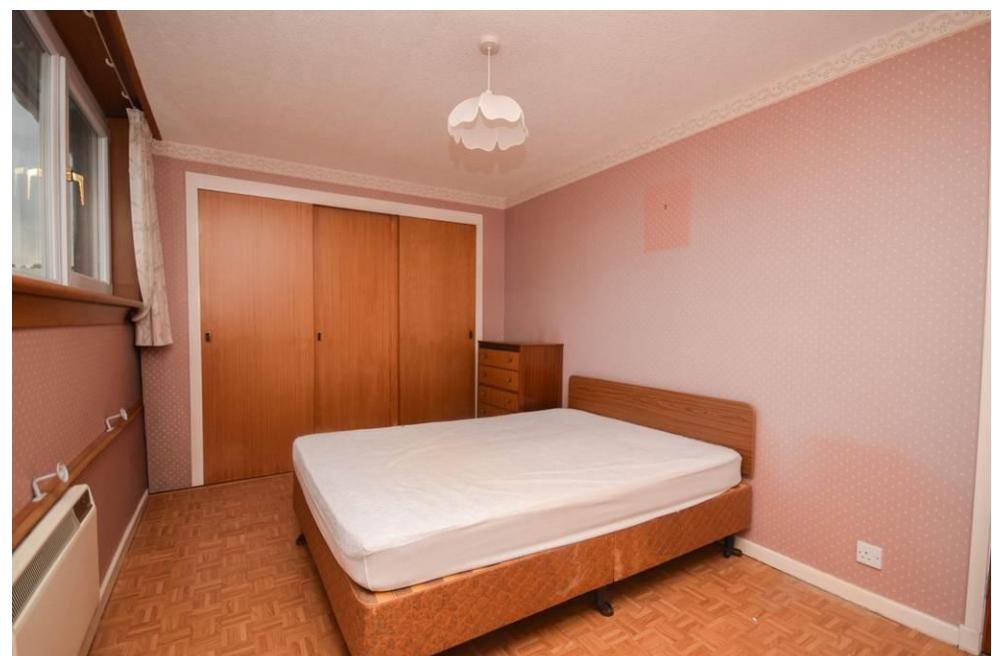


Key property features

- ✓ Ideal for first time buyers
- ✓ Chain free
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Good project
- ✓ Ideal for a family home
- ✓ Rear porch
- ✓ Well-kept garden
- ✓ Electric heating
- ✓ Parking to the rear









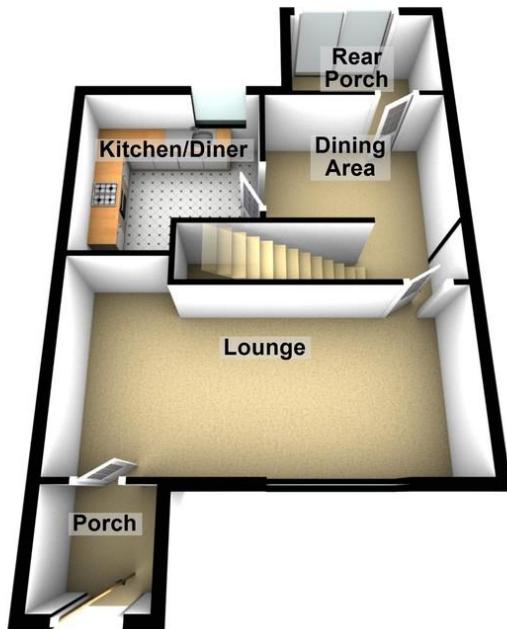
Have a property to sell?

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



Floorplans

Ground Floor



First Floor



Property Room sizes

PORCH

LOUNGE

16' 2" x 11' 7" (4.93m x 3.53m)

KITCHEN

9' 5" x 9' 2" (2.87m x 2.79m)

DINING AREA

9' 2" x 7' 5" (2.79m x 2.26m)

REAR PORCH

7' 5" x 5' 8" (2.26m x 1.73m)

BEDROOM

14' 4" x 8' 6" (4.37m x 2.59m)

BEDROOM

12' 7" x 9' 3" (3.84m x 2.82m)

BEDROOM

12' 7" x 6' 2" (3.84m x 1.88m)

SHOWER ROOM

5' 8" x 4' 7" (1.73m x 1.4m)

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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Ombudsman Scheme