



Leading Perthshire Estate Agency

18 Moncreiffe Terrace, Perth, PH2 0DB

Offers Over £280,000



**NEXTHOME**

ESTATE & LETTING AGENTS

# Buying with Next Home

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18 Moncreiffe Terrace, Perth, PH2 0DB

Many thanks for your interest with 18 Moncreiffe Terrace, Perth, PH2 0DB.

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

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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.



# Property Summary

Next Home are delighted to bring to the market this charming two-bedroom semi-detached villa which enjoys an elevated position within a popular residential area of Perth, offering spacious accommodation, attractive views and private garden grounds.

The welcoming hall provides access to a bright and comfortable lounge with a feature fireplace, creating a lovely space to relax. The kitchen/dining room is generously proportioned and offers ample space for dining and entertaining, with access through to a useful utility room. A convenient ground floor W/C completes the accommodation on this level.

Upstairs, the property offers two well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and en-suite bathroom, while the second bedroom is also a good-sized double. A further shower room serves the upper floor.

Externally, the property enjoys a private rear garden with a useful outbuilding providing additional storage.

To the front there is off-street parking, while the elevated position allows for lovely open views across the surrounding area.

This is a well-proportioned home in a desirable location, offering comfortable accommodation with excellent storage and outdoor space.



# Key property features

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- ✓ Rare to the market
- ✓ Lovely views over Perth
- ✓ Quiet location
- ✓ Popular residential area
- ✓ Off-street parking
- ✓ Gas central heating
- ✓ Outbuilding
- ✓ Principal en-suite
- ✓ 2 double bedrooms
- ✓ Spacious rooms throughout,









# Have a property to sell?

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

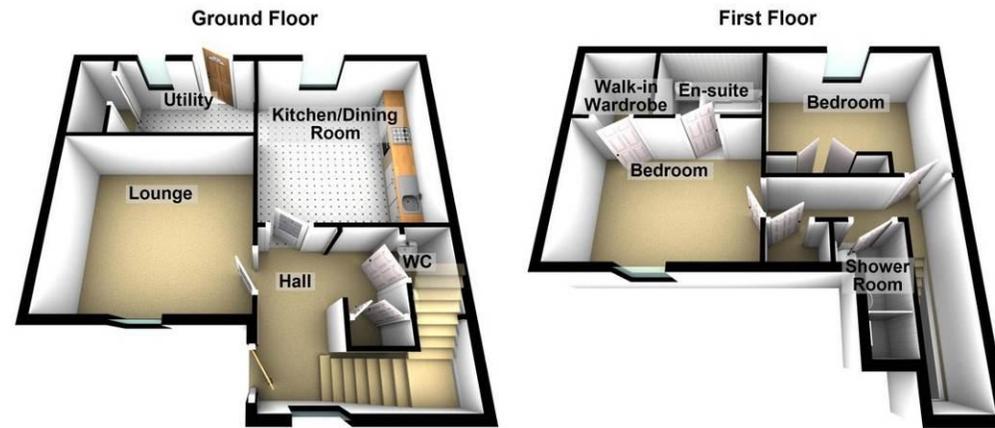


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# Floorplans

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# Property Room sizes

## HALL

## LOUNGE

*12' 6" x 11' 8" (3.81m x 3.56m)*

## KITCHEN/DINER

*13' 4" x 11' 5" (4.06m x 3.48m)*

## UTILITY ROOM

*9' 8" x 6' 2" (2.95m x 1.88m)*

## W/C

## BEDROOM

*12' 5" x 12' 1" (3.78m x 3.68m)*

## ENSUITE

*7' 5" x 5' 7" (2.26m x 1.7m)*

## WALK-IN WARDROBE

*5' 3" x 3' 7" (1.6m x 1.09m)*

## BEDROOM

*11' 4" x 11' 4" (3.45m x 3.45m)*

## SHOWER ROOM

*8' 1" x 5' (2.46m x 1.52m)*

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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