

# Buy your next home with Next Home

Leading Perthshire Estate Agency

57-59 Dunkeld Road, Perth, PH1 5RP

Offers Over £550,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

57-59 Dunkeld Road, Perth, PH1 5RP

Many thanks for your interest with 57-59 Dunkeld Road, Perth, PH1 5RP.

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

---

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.





# NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed propertyies 1st by signing up to our Hot Buyers lists!

Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

---

A fantastic opportunity to purchase this 10 bedroom guest house located in the popular town of Perth.

The Kimberley Clark is a well renowned guest house that comprises: 2 lounges, 2 dining rooms, kitchen, 10 bedrooms with 8 en-suites, 2 additional bathrooms a laundry room.

Externally there is parking to front and a large garden to the rear that offers more parking for multiply cars.

There are outdoor dining areas via multiply decking and patio .



# Key property features

---

- ✓ 10 bedrooms
- ✓ 2 Sitting rooms
- ✓ 2 dining Rooms
- ✓ 8 en-suites
- ✓ Outdoor dining areas
- ✓ Successful for a number of years
- ✓ Fully furnished
- ✓ Large laundry room
- ✓ Double garage
- ✓ 2 additional bathrooms















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 gardens and driveways. 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.

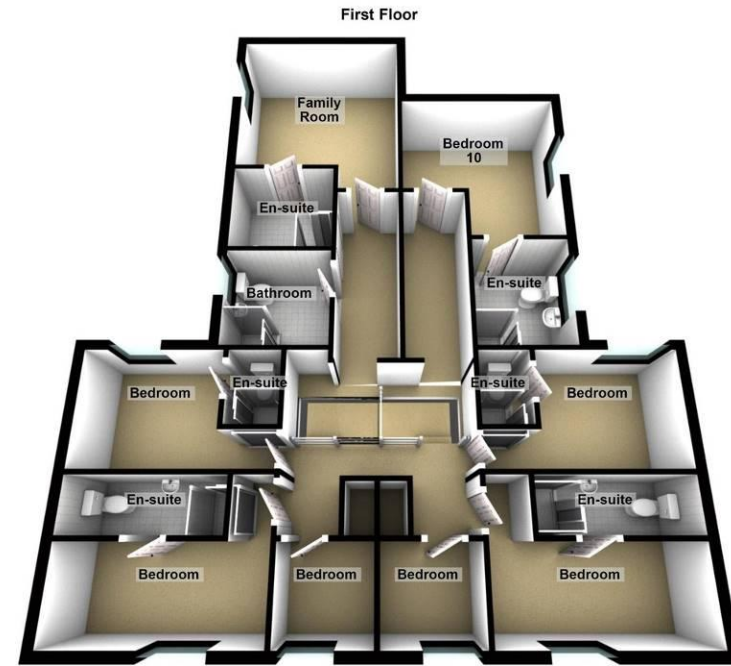
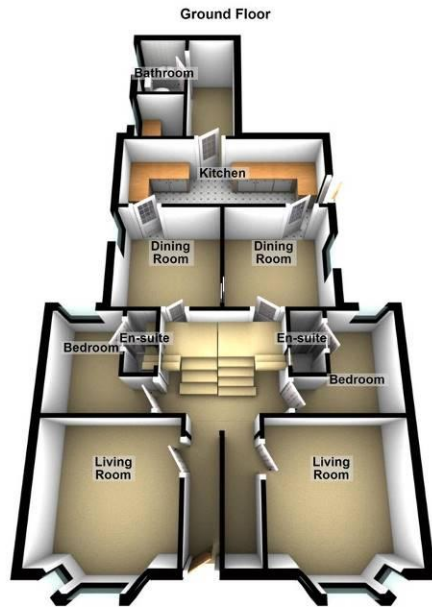


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room sizes

---

## HALL

11' 11" x 9' 6" (3.63m x 2.9m)

## LIVING ROOMS

18' x 15' (5.49m x 4.57m)

## DINING ROOMS

12' 6" x 10' (3.81m x 3.05m)

## KITCHEN

22' x 8' 4" (6.71m x 2.54m)

## UTILITY ROOM

5' 9" x 5' 9" (1.75m x 1.75m)

## BEDROOM 1 & 2

12' 5" x 10' 4" (3.78m x 3.15m)

## ENSUITES

6' 2" x 3' 2" (1.88m x 0.97m)

## BEDROOMS 3 & 8

12' 6" x 10' (3.81m x 3.05m)

## ENSUITES

6' 1" x 3' 3" (1.85m x 0.99m)

## BEDROOMS 4 & 7

13' 2" x 12' 5" (4.01m x 3.78m)

## ENSUITES

7' 8" x 3' 9" (2.34m x 1.14m)

## BEDROOMS 5 & 6

11' 8" x 6' 8" (3.56m x 2.03m)

## FAMILY ROOM

23' 11" x 11' (7.29m x 3.35m)

## ENSUITE

6' 6" x 3' 9" (1.98m x 1.14m)

## BEDROOM 10

14' 3" x 10' 1" (4.34m x 3.07m)

## ENSUITE

6' 2" x 6' 1" (1.88m x 1.85m)

## BATHROOM

5' 9" x 5' 2" (1.75m x 1.57m)

## SHOWER ROOM

7' 8" x 6' 2" (2.34m x 1.88m)

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.



**NEXTHOME**  
ESTATE & LETTING AGENTS

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)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme