



# Buy your next home with Next Home

Leading Perthshire Estate Agency

51 Errochty Grove, Perth, PH1 2SW

Offers Over £185,000

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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51 Errochty Grove, Perth, PH1 2SW

Many thanks for your interest in 51 Errochty Grove, Perth, PH1 2SW.

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 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.



# Property Summary

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A rare opportunity to purchase this very well presented THREE BEDROOM SEMI DETACHED VILLA located in the highly desirable Western Edge of Perth.

The property offers well-proportioned accommodation comprising entrance vestibule with partially glazed front door and front facing window; WC/Cloakroom with 2 piece white suite; Large bright lounge with window to the front; dining kitchen with integrated double oven/grill, hob and extractor over; the American style fridge/freezer is included and there is space and plumbing for a washing machine and tumble dryer; sliding patio doors provide access the rear garden.

There are 3 bedrooms, 2 having fitted wardrobes (the additional wardrobe in bedroom 2 is included); The bathroom has a white suite with shower over the bath, partial tiling to the walls and complementary floor tiling. There is double glazing and gas central heating. Externally a driveway provides off street parking and there is a single garage. The rear garden is enclosed with fencing and is laid to lawn. Timber shed.





# Key property features

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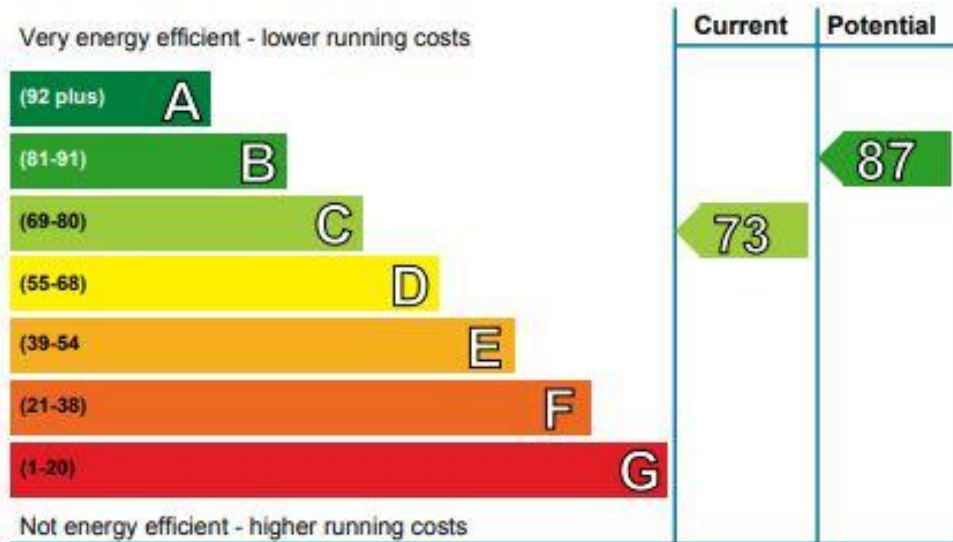
- ✓ Highly desirable location
- ✓ Very well presented
- ✓ Driveway & Garage
- ✓ Enclosed rear garden
- ✓ Double glazing & gas central heating
- ✓ 3 spacious bedrooms
- ✓ Modern dining kitchen
- ✓ Bright lounge
- ✓ WC/Cloakroom and bathroom
- ✓ Close to schools













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.

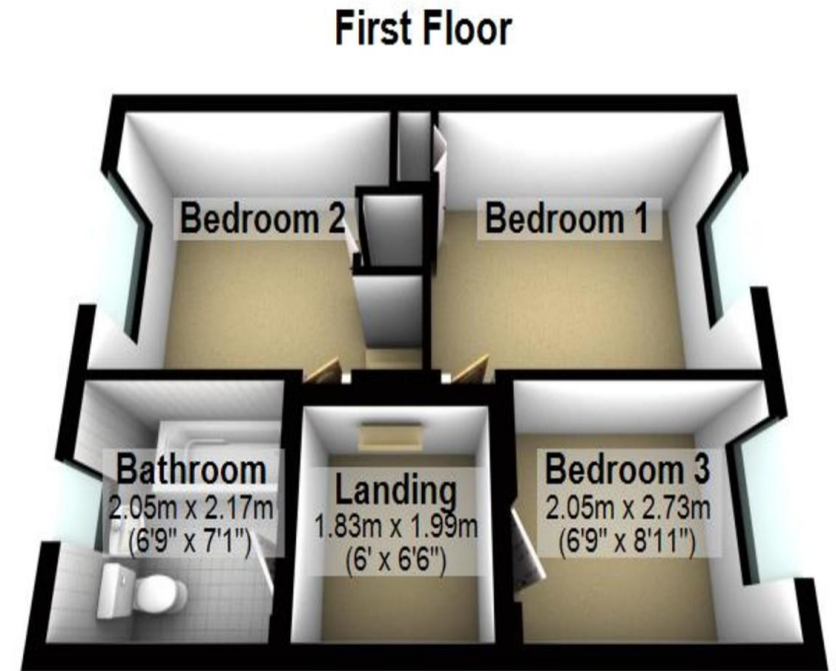
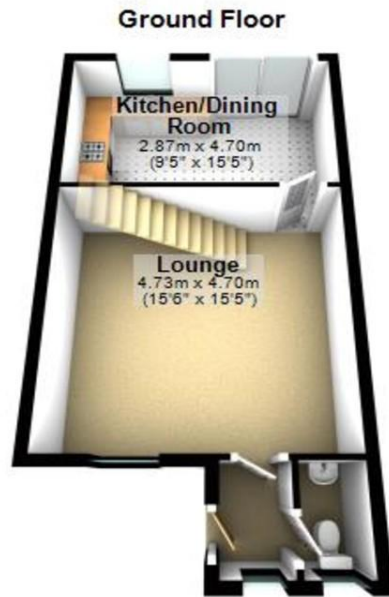


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# Floorplans

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# Property Room sizes

## VESTIBULE

5' 4" x 3' 2" (1.63m x 0.97m)

## WC/CLOAKROOM

5' 2" x 2' 10" (1.57m x 0.86m)

## LOUNGE

15' 6" x 15' 4" (4.72m x 4.67m)

## DINING KITCHEN

15' 4" x 9' 5" (4.67m x 2.87m)

## LANDING

8' 11" x 4' 4" (2.72m x 1.32m)

## BEDROOM 1

12' 0" x 8' 5" (3.66m x 2.57m)

## BEDROOM 2

9' 6" x 8' 9" (2.9m x 2.67m)

## BEDROOM 3

8' 10" x 6' 9" (2.69m x 2.06m)

## BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m)

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6' 6" x 6' 4" (1.98m x 1.93m)

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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