



Buy your next home with Next Home

Leading Perthshire Estate Agency

Newton Cottage East, Glencarse, Perth, PH2 7LX

£125,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Newton Cottage East, Glencarse, Perth, PH2 7LX

Many thanks for your interest with Newton Cottage East, Glencarse, Perth, PH2 7LX.

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

Glencarse is ideal for accessing the A90 dual carriageway providing easy access to both Perth and Dundee City Centres and the remainder of the central belt.

There are local amenities within the villages of Glencarse and St Madoes including a shop and reputable primary school. Secondary schooling can be found in both Perth and Dundee.

The property is also ideally placed for the commuter and provides easy access to Ninewells Hospital, PRI, Dundee Airport and Edinburgh Airport.



Property Summary

Next Home are delighted to bring to the market this spacious 1 bedroom end-terrace cottage situated in the village of Glencarse.

The well-presented property is set over one level and comprises: entrance hall, spacious lounge with open fireplace, open plan kitchen/ dining room with space for a large dining table and chairs, large double bedroom with double built in wardrobes and a modern bathroom.

Externally there is large garden to side of the property which is mainly laid to lawn for ease of maintenance, a newly built summer house and a single garage.

The property is double glazed throughout with fischer heaters for warmth.



Key property features

- ✓ Open fire place
- ✓ Spacious rooms through-out
- ✓ Single garage
- ✓ Large garden
- ✓ Summer House
- ✓ 2 reception rooms
- ✓ Modern bathroom
- ✓ Ideal for first time buyers
- ✓ Close to Dundee & Perth
- ✓









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?

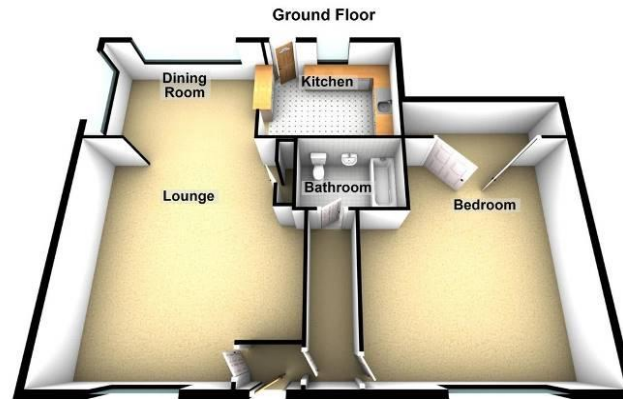
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

LOUNGE

16' 3" x 14' 3" (4.95m x 4.34m)

DINING AREA

10' 8" x 7' 7" (3.25m x 2.31m)

KITCHEN

10' x 8' (3.05m x 2.44m)

BEDROOM

15' x 11' (4.57m x 3.35m)

BATHROOM

7' 3" x 5' 9" (2.21m x 1.75m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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