



Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Millglen Drive, Tibbermore, Perth, PH1 1TH

Offers Over £379,950


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ESTATE & LETTING AGENTS

Buying with Next Home

12 Millglen Drive, Tibbermore, Perth, PH1 1TH

Many thanks for your interest with 12 Millglen Drive, Tibbermore, Perth, PH1 1TH.

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

The property is in an excellent location nestled between the bustling city of Perth, the well served town of Auchterarder and the market town of Crieff where a range of amenities can be found including shops, restaurants, leisure facilities, doctor surgeries and dentists. Auchterarder provides an abundance of local amenities and leisure facilities including an array of shops, hairdressers, restaurants, health centre, post office and golf course.

There are primary and secondary schools within the town and Crieff also has schooling including Morrison's Academy independent day school.

This property is ideal for the commuter with easy access to the cities of Dundee, Edinburgh, Stirling, and Glasgow.



Property Summary

We are delighted to bring to the market this immaculately presented executive FIVE BEDROOM DETACHED FAMILY VILLA set within a modern and exclusive development on the outskirts of Perth.

The property offers versatile and well proportioned accommodation comprising vestibule with storage cupboard; reception hall with feature central oak staircase; large lounge with front facing window; dining room with doors to the conservatory; sitting room; WC; dining kitchen with integrated appliances and sliding doors to the rear; utility room with door to the side; 5 bedrooms, the principal having a dressing area and two having en-suite shower rooms together with an additional family bathroom.

There is double glazing and LPG heating throughout.

Externally there is a detached double garage and garden grounds to the front and rear which are predominantly laid to lawn.

The rear has lovely open countryside views.

Early viewing is highly recommended to appreciate the accommodation on offer.



Key property features

- ✓ Executive detached family villa
- ✓ Spacious and versatile accommodation
- ✓ Lounge, sitting room, dining room & conservatory
- ✓ 5 Double Bedrooms
- ✓ WC, Bathroom and 2 En-suites
- ✓ Large Garden
- ✓ Lovely views
- ✓ Double garage & driveway
- ✓ LPG Gas heating and Double Glazing
- ✓ Quiet Location











Have a property to sell?

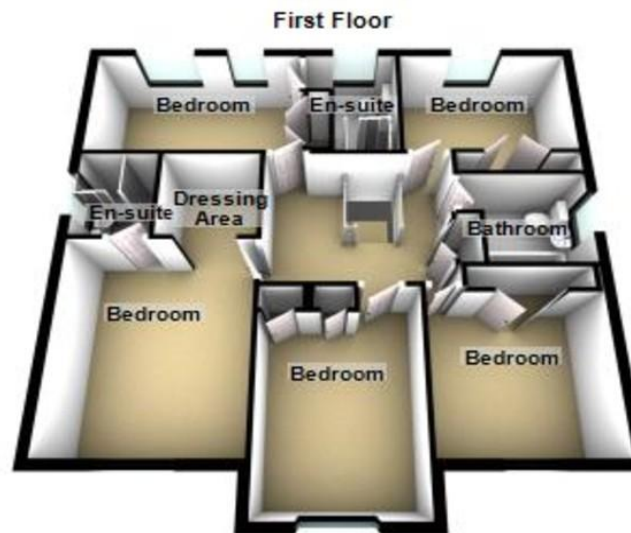
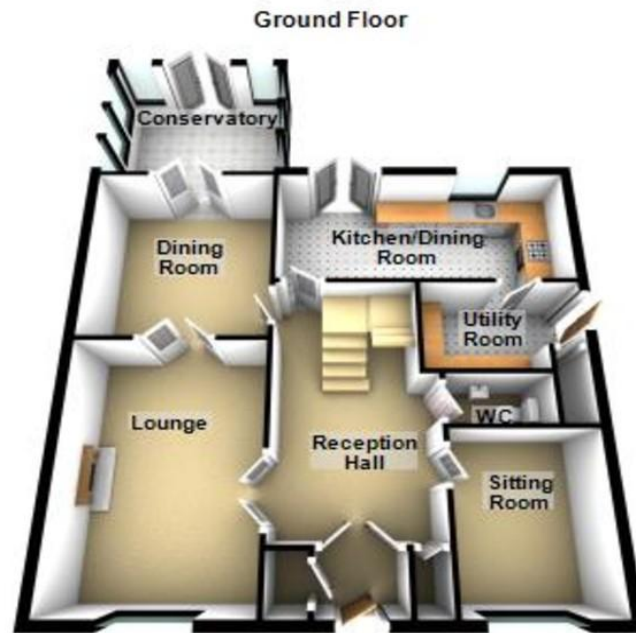
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LOUNGE

17' 11" x 12' 24" (5.46m x 4.27m)

DINING ROOM

14' 6" x 12' 2" (4.42m x 3.71m)

CONSERVATORY

FAMILY ROOM

11' 6" x 11' 7" (3.51m x 3.53m)

WC

UTILITY ROOM

11' 7" x 6' 7" (3.53m x 2.01m)

KITCHEN

14' 9" x 10' 1" (4.5m x 3.07m)

DINING AREA

10' 1" x 9' 8" (3.07m x 2.95m)

BEDROOM

13' 7" x 12' 5" (4.14m x 3.78m)

EN-SUITE

8' 4" x 5' 7" (2.54m x 1.7m)

DRESSING ROOM

BEDROOM

13' 1" x 12' 9" (3.99m x 3.89m)

BEDROOM

16' 3" x 10' 6" (4.95m x 3.2m)

EN-SUITE

10' 6" x 7' 2" (3.2m x 2.18m)

BEDROOM

13' 9" x 10' 6" (4.19m x 3.2m)

BATHROOM

8' 10" x 7' 9" (2.69m x 2.36m)

BEDROOM

11' 5" x 8' 1" (3.48m x 2.46m)

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

The only Perthshire estate agent available 7 days until 9pm

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