



Buy your next home with Next Home

Leading Perthshire Estate Agency

1 Brompton Terrace, Perth, PH2 7DH

Offers Over £575,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

1 Brompton Terrace, Perth, PH2 7DH

Many thanks for your interest with 1 Brompton Terrace, Perth, PH2 7DH.

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 renown 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

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.





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Get to know about our newly listed propertyies 1st by
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Visit www.nexthomeonline.com/buying

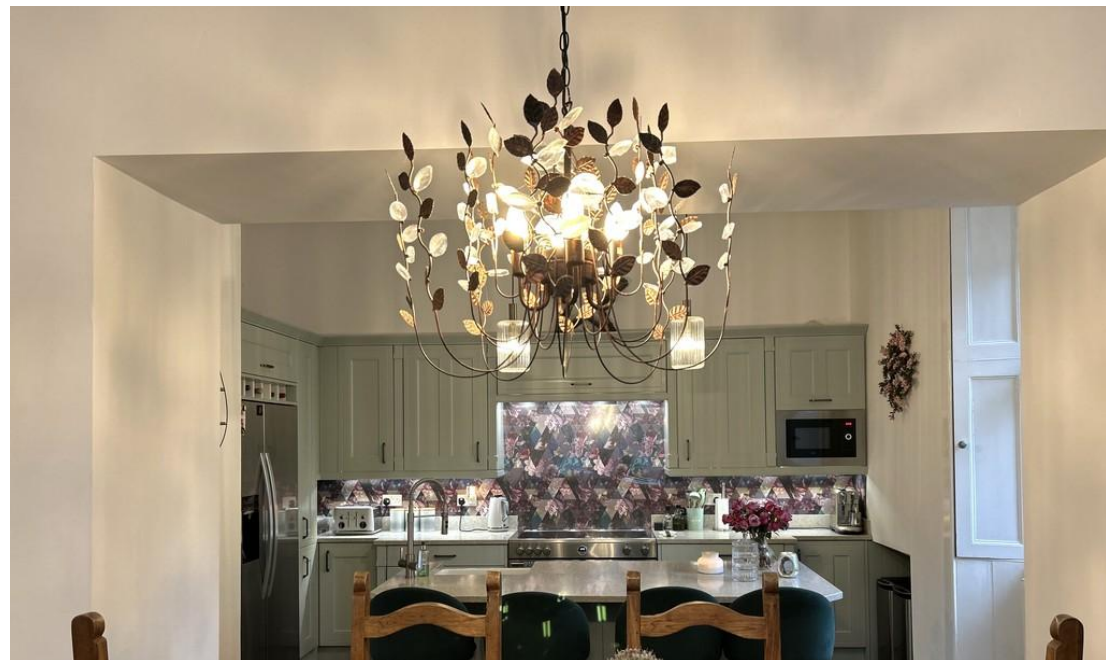
Property Summary

A rare opportunity to purchase this immaculately presented 4 BEDROOM SEMI DETACHED TRADITIONAL VILLA situated within a prime location with large garden and magnificent views in the prestigious Kinnoull area of Perth.

The property combines traditional with contemporary and has immense charm. The accommodation comprises entrance vestibule with low level storage and cloaks area; reception hall with large under stair cupboard; bright lounge with feature fireplace and bay window; open plan kitchen/dining/sitting room with bespoke kitchen with integrated dishwasher, microwave, American style fridge/freezer and Range style cooker; Cloakroom with sink and WC; 2 Shower rooms; large utility room with wood store; 4 double bedrooms, the principal bedroom having an en-suite shower room; box room/office and large storage cupboard.

There is recently fitted double glazed timber sash & case windows and gas central heating throughout.

Externally there is a driveway and garage with store over and adjacent greenhouse, The mature South facing garden is laid to lawn with planted borders and fruit trees.



Key property features

- ✓ Traditional Semi Detached Villa
- ✓ Immaculately Presented
- ✓ Bespoke open plan Kitchen/Dining/Sitting Room
- ✓ Charming features
- ✓ Large utility room with woodstore
- ✓ Large, manicured garden, Driveway & Garage
- ✓ Magnificent Views over the town
- ✓ Quiet residential area
- ✓ WC, 2 shower rooms and En-suite shower room
- ✓ 4 Double Bedrooms & Office/Study
- ✓ Double Glazing & Gas Central heating













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

LOBBY

9' 4" x 5' 0" (2.84m x 1.52m)

DINING KITCHEN

24' 7" x 14' 11" (7.49m x 4.55m)

UTILITY ROOM

12' 6" x 8' 9" (3.81m x 2.67m)

CLOAKROOM

5' 9" x 5' 3" (1.75m x 1.6m)

WC

5' 9" x 2' 0" (1.75m x 0.61m)

LOUNGE

18' 3" x 17' 9" (5.56m x 5.41m)

VESTIBULE

7' 5" x 4' 10" (2.26m x 1.47m)

BEDROOM

14' 9" x 14' 9" (4.5m x 4.5m)

EN-SUITE

11' 4" x 3' 10" (3.45m x 1.17m)

BEDROOM

11' 2" x 10' 11" (3.4m x 3.33m)

BEDROOM

10' 7" x 8' 7" (3.23m x 2.62m)

BEDROOM

15' 7" x 11' 1" (4.75m x 3.38m)

OFFICE

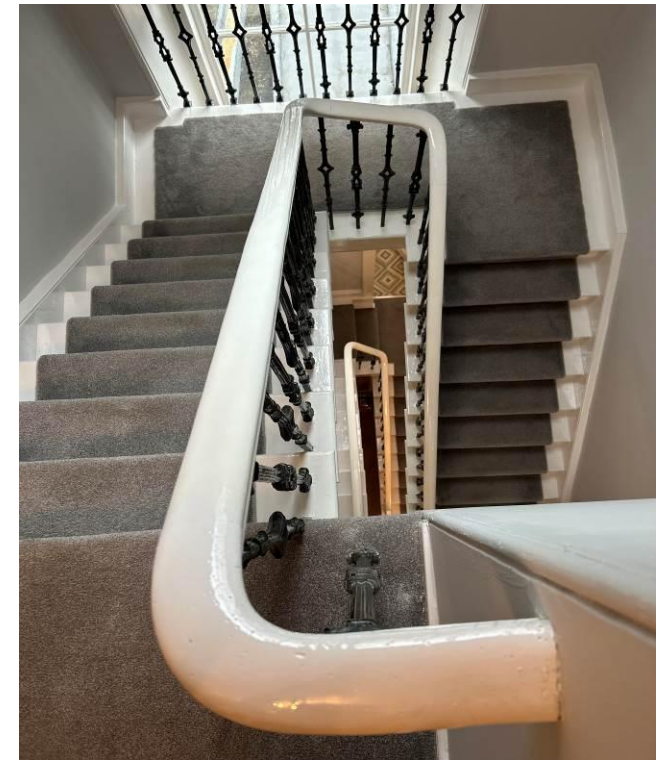
8' 3" x 6' 3" (2.51m x 1.91m)

SHOWER ROOM 1

7' 9" x 7' 0" (2.36m x 2.13m)

SHOWER ROOM 2

15' 0" x 7' 2" (4.57m x 2.18m)



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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