An aerial photograph of a large, three-story stone house with a prominent bay window on the ground floor. The house has a grey slate roof with three gables. A blue door is visible on the ground floor. The property is surrounded by a well-maintained garden with a large wooden deck, a lawn, and various shrubs. In the background, other houses and a street are visible.

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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.



Property Summary

A rare opportunity to purchase this charming and immaculately presented SEMI DETACHED TRADITIONAL FOUR BEDROOM VILLA situated within the desirable Craigie area of Perth.

The spacious and versatile accommodation comprises entrance vestibule; wide and welcoming reception hall; bright lounge with feature bay window and wood burning stove together with high ceilings and cornicing; dining room with large under stair larder cupboard; modern kitchen with integrated appliances and rear facing door; mezzanine landing with double bedroom and recently installed bathroom and shower room; 3 further bedrooms with lovely views are located on the first floor.

There is double glazing and gas central heating throughout.

Externally the sizeable garden is enclosed and the rear garden is laid to lawn with decking area providing an ideal haven for relaxing during the summer months.

Early viewing is highly recommended to appreciate the quality and quantity of accommodation on offer.



Key property features

- ✓ Traditional Semi Detached Villa
- ✓ Modern Kitchen
- ✓ Dining Room
- ✓ Spacious lounge with wood burning stove
- ✓ 4 Bedrooms
- ✓ Bathroom & Shower room
- ✓ Charming features
- ✓ Lovely views
- ✓ Large enclosed garden
- ✓ Double glazing & Gas central heating









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 rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

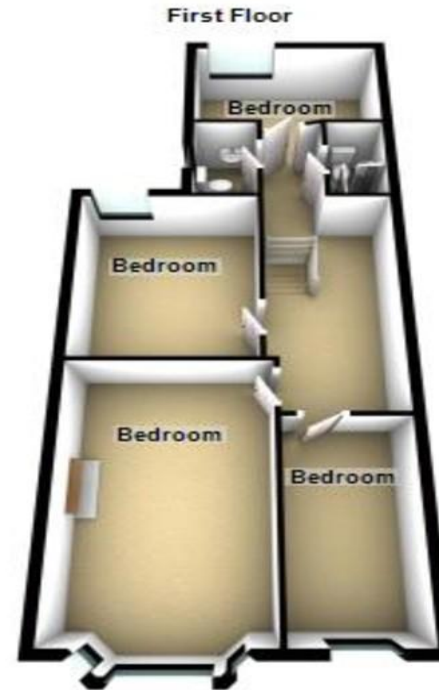
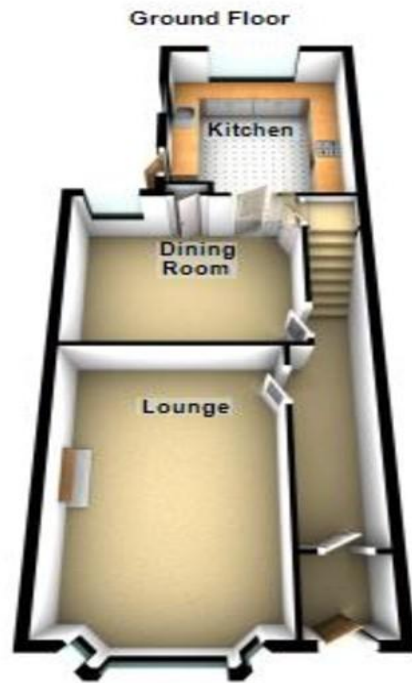
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

16' 11" x 4' 5" (5.16m x 1.35m)

LOUNGE

18' 11" x 13' 0" (5.77m x 3.96m)

DINING ROOM

13' 2" x 11' 9" (4.01m x 3.58m)

KITCHEN

12' 0" x 10' 10" (3.66m x 3.3m)

BEDROOM 1

18' 5" x 11' 01" (5.61m x 3.38m)

BEDROOM

12' 7" x 10' 7" (3.84m x 3.23m)

BEDROOM

11' 3" x 6' 4" (3.43m x 1.93m)

BEDROOM

10' 9" x 7' 4" (3.28m x 2.24m)

BATHROOM

4' 11" x 4' 10" (1.5m x 1.47m)

SHOWER ROOM

6' 8" x 2' 1" (2.03m x 0.64m)

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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