

Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Frances Gordon Road, Perth, PH2 8EW

Offers Over £298,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

8 Frances Gordon Road, Perth, PH2 8EW

Many thanks for your interest with 8 Frances Gordon Road, Perth, PH2 8EW.

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 reknown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide

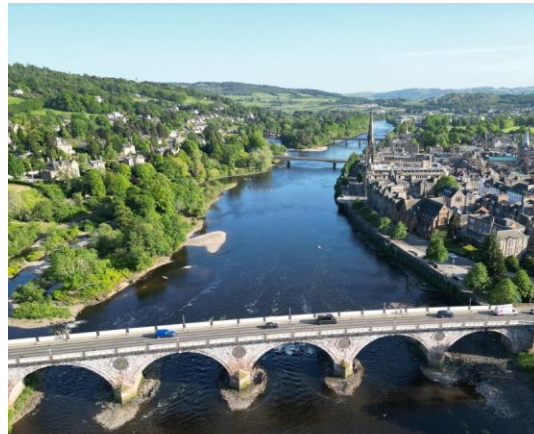


Next Home Open Days

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 properties 1st by signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this immaculately presented 4 bedroom detached villa situated in a sought after area of Perth.

The property would make an ideal family home with spacious accommodation set over 2 levels comprising: Entrance hall, spacious lounge, open plan fully fitted kitchen/dining room with French patio doors leading to the rear garden, utility room, w/c, 4 double bedrooms with principal en-suite and a family bathroom.

To the front there is off-street parking for 2 cars via a mono-bloc driveway that leads to a single garage.

The rear south facing garden is fully enclosed with timber fencing and has been fully landscaped with 2 decked areas, gravel for ease of maintenance.

Gas central heating and double glazing throughout.



Key property features

- ✓ 4 bedrooms
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Close to local amenities
- ✓ Principal en-suite
- ✓ Immaculately presented
- ✓ South facing gardens
- ✓ Single garage
- ✓ Spacious rooms throughout
- ✓ 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 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.

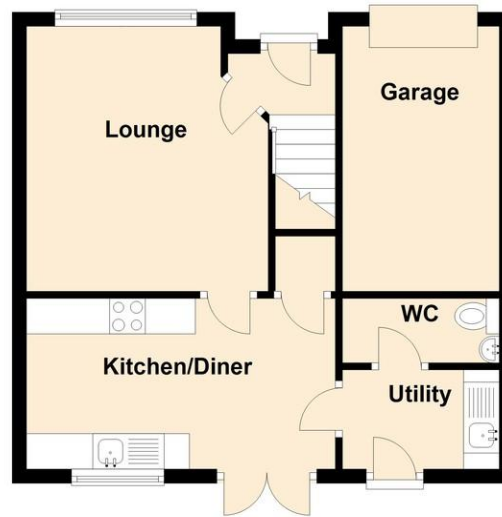


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Floorplans

Ground Floor



First Floor





Property Room sizes

ENTRANCE HALL

LOUNGE

16' 7" x 12' 6" (5.05m x 3.81m)

KITCHEN/DINER

16' 2" x 9' 8" (4.93m x 2.95m)

UTILITY ROOM

6' 4" x 6' 1" (1.93m x 1.85m)

W/C

5' 8" x 3' 8" (1.73m x 1.12m)

BEDROOM

13' 5" x 9' 6" (4.09m x 2.9m)

ENSUITE

6' 5" x 3' 5" (1.96m x 1.04m)

BEDROOM

14' 8" x 13' 1" (4.47m x 3.99m)

BEDROOM

11' 9" x 9' 7" (3.58m x 2.92m)

BEDROOM

9' 8" x 8' 2" (2.95m x 2.49m)

BATHROOM

7' 2" x 5' 7" (2.18m x 1.7m)

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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