

# Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Broomhill Avenue, Perth, PH1 1EN

Offers Over £279,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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8 Broomhill Avenue, Perth, PH1 1EN

Many thanks for your interest with 8 Broomhill Avenue, Perth, PH1 1EN.

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

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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](http://www.nexthomeonline.com/buying)



# Property Summary

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Next Home are delighted to bring this 3 bedroom spacious detached villa to the Perth residential sales market.

The property would make the ideal family home with well-presented accommodation set over 2 levels comprising: Welcoming entrance hall, w/c, dining room with patio doors leading to the rear decking, galley style kitchen, lounge/bedroom 4, a spacious landing with a ramsay ladder that gives access to an attic space that offers scope to add further accommodation, 3 double bedrooms and a modern shower room.

To the front there is off street parking for 4 cars leading to a single garage.

The rear garden is low maintenance with a large decking area ideal for outdoor dining and hosting in the summer months.

Double glazing and gas central heating throughout.



# Key property features

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- ✓ 3 bedrooms
- ✓ Well presented
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Schooling nearby
- ✓ Close to all local amenities
- ✓ Electric charging point
- ✓ Potential for a loft conversion
- ✓ Spacious rooms throughout





DSC\_0502

Next Home - 8 Broomhill Avenue, Perth, PH1 1EN





DSC\_0500



DSC\_0475



DSC\_0477



DSC\_0465











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.

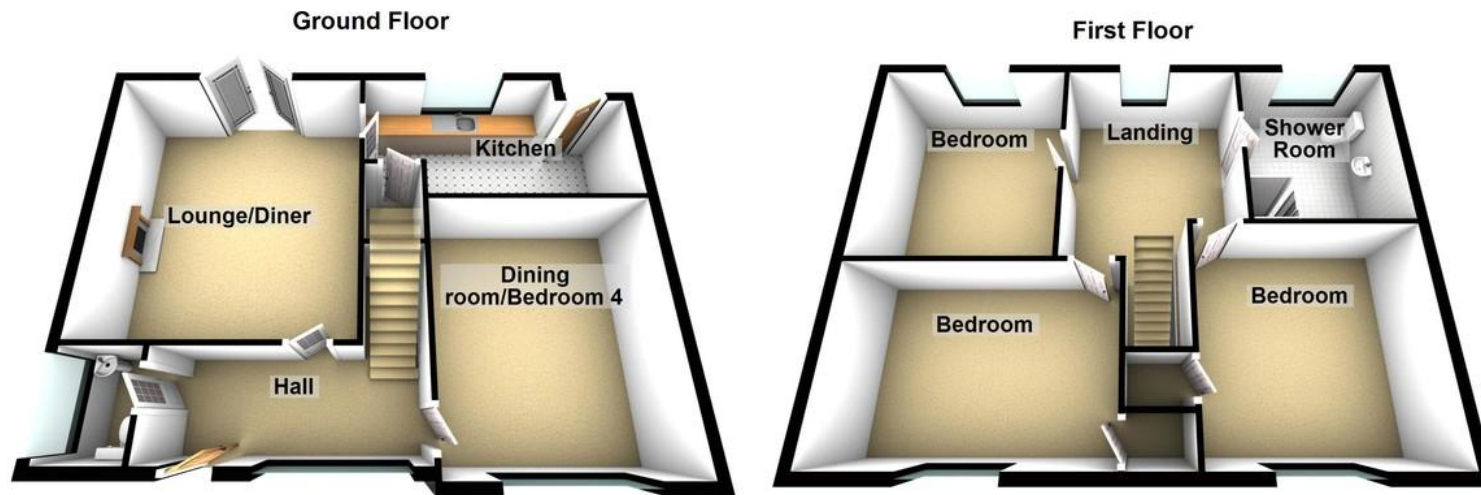


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# Floorplans

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# Property Room sizes

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## HALL

10' 6" x 6' 1" (3.2m x 1.85m)

## W/C

5' 9" x 4' 9" (1.75m x 1.45m)

## DINING ROOM

15' x 11' 9" (4.57m x 3.58m)

## KITCHEN/BREAKFAST ROOM

14' 7" x 8' 3" (4.44m x 2.51m)

## LOUNGE/BEDROOM 4

14' 7" x 10' 9" (4.44m x 3.28m)

## LANDING

10' 7" x 9' 8" (3.23m x 2.95m)

## BEDROOM

14' 1" x 11' 1" (4.29m x 3.38m)

## BEDROOM

12' x 11' 8" (3.66m x 3.56m)

## BEDROOM

10' 3" x 8' 7" (3.12m x 2.62m)

## SHOWER ROOM

7' 9" x 7' 8" (2.36m x 2.34m)

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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