



# Buy your next home with Next Home

Leading Perthshire Estate Agency

16 Horse Gage Place, Inchtute, Perth, PH14 9PD

Offers Over £225,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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16 Horse Gage Place, Inchture, Perth, PH14 9PD

Many thanks for your interest with 16 Horse Gage Place, Inchture, Perth, PH14 9PD.

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

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The village of Inchtute is located in the Carse of Gowrie and is on the A90 trunk road between Perth and Dundee on the Northern side of the Firth of Tay.

The village lies approximately 9 miles from Dundee city centre and 13 miles from Perth. Ninewells hospital and medical school are within easy reach and PRI, Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity.

There are mainline railway stations at Dundee and Perth. Within the village there is a post office, shop, hotel, café, church and a reputable primary school.





# Property Summary

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We are delighted to bring to the market this immaculately presented THREE BEDROOM SEMI DETACHED VILLA situated within a popular location in the village of Inchtute.

The bright and spacious accommodation comprises entrance hall; WC; lounge with large under stair cupboard; dining kitchen with door to the side and sliding patio doors to the rear garden. Within the kitchen is an integrated oven, hob and extractor together with free standing fridge/freezer, dishwasher and washing machine.

On the first floor the family bathroom has a white suite and there are 3 bedrooms, the principal having a modern en-suite shower room.

The property has double glazing and gas central heating throughout.

Externally the driveway provides off street parking for 3 cars and the rear garden is enclosed with timber fencing and laid to lawn. Timber shed.

Early viewing is recommended to appreciate the accommodation on offer.



# Key property features

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- ✓ Semi Detached Villa
- ✓ Bright Lounge
- ✓ Dining Kitchen
- ✓ 3 Bedrooms
- ✓ Bathroom, W.C and En-Suite Shower Room
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Driveway to accommodate 3 cars
- ✓ Enclosed garden
- ✓ Popular village location



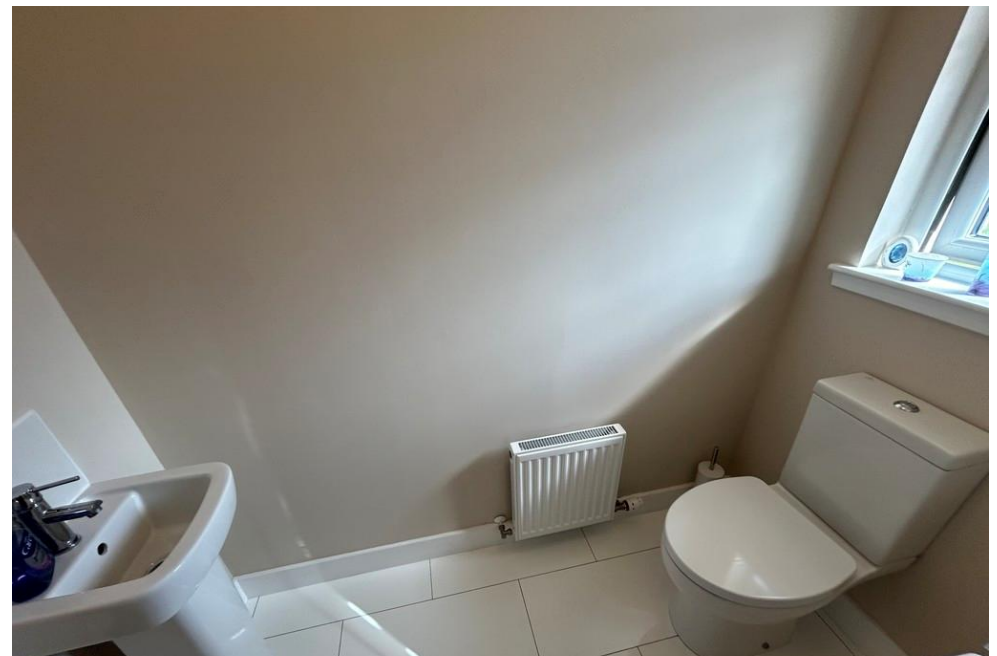
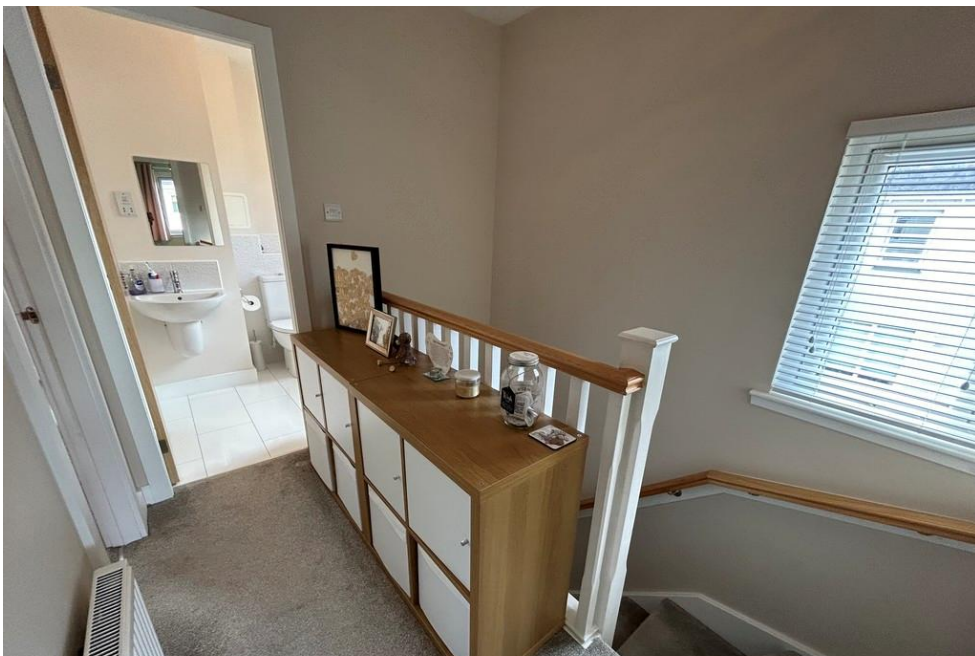














An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text for a real estate advertisement.

# Have a property to sell?

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



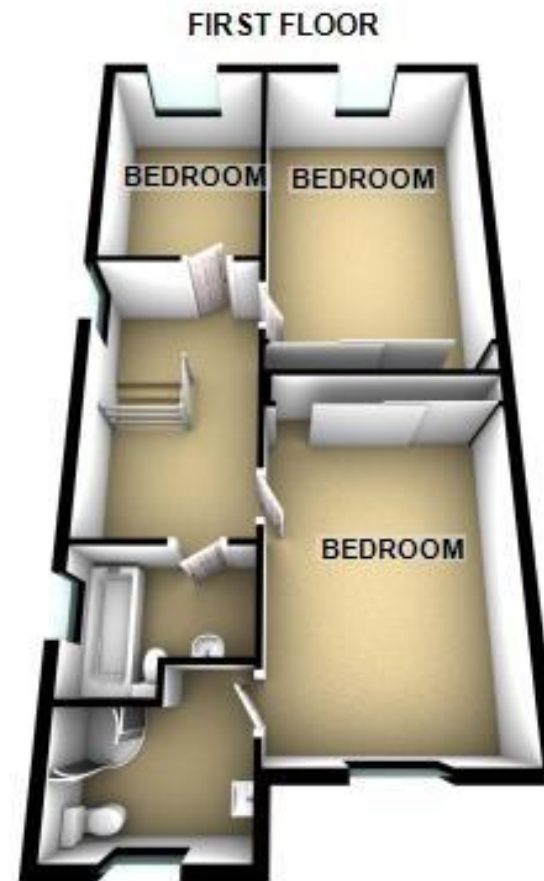
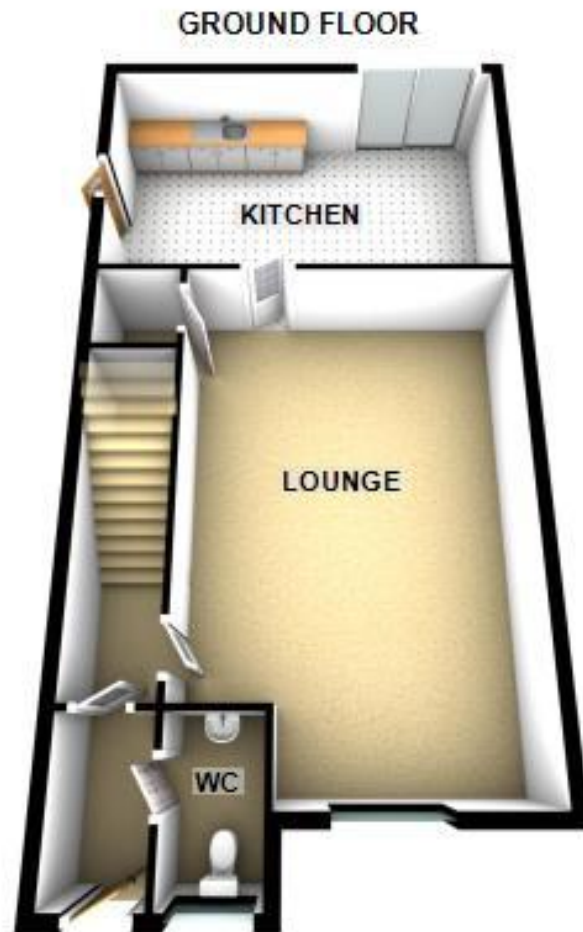
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# Floorplans

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# Property Room Sizes

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## HALL

## WC

*6' 8" x 3' 2" (2.03m x 0.97m)*

## LOUNGE

*16' 8" x 13' 7" (5.08m x 4.14m)*

## DINING KITCHEN

*17' 0" x 9' 5" (5.18m x 2.87m)*

## BEDROOM

*11' 2" x 9' 7" (3.4m x 2.92m)*

## ENSUITE

*6' 7" x 3' 3" (2.01m x 0.99m)*

## BEDROOM

*12' 9" x 8' 11" (3.89m x 2.72m)*

## BEDROOM

*9' 10" x 7' 8" (3m x 2.34m)*

## BATHROOM

*6' 11" x 3' 11" (2.11m x 1.19m)*

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.





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)

*The only Perthshire estate agent available 7 days until 9pm*

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