

## Buying with **Next Home**

12 Robertson Road, Perth, PH1 1SN

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advice to all our buyers.

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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 immaculately presented DETACHED 3 BEDROOM BUNGALOW offering spacious accommodation and affording lovely views to the rear.

The accommodation comprises entrance vestibule with storage cupboards; wide hall; modern kitchen with 2 large storage cupboards and integrated appliances; bright and spacious lounge; dining room; 2 double bedrooms with storage and third bedroom/sung with cupboard and double doors to the conservatory; bathroom with white suite comprising WC, wash hand basin, bath and shower cubicle.

There is double glazing and gas central throughout.

The manicured gardens are meticulously maintained with lawn, well stocked borders, pond, green house and detached garage.

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



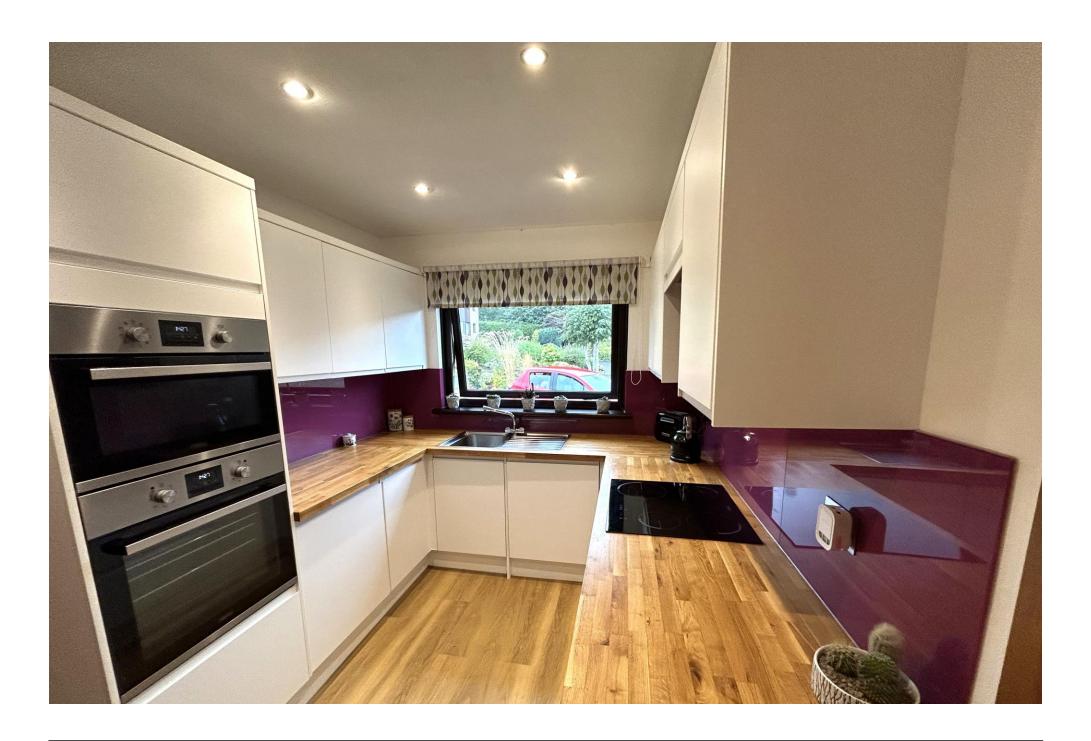


## Key property features

- **♥** Spacious Detached Bungalow
- Detached garage and driveway
- **♥** Bright Lounge
- ✓ Modern Kitchen
- **♥** Contemporary bathroom with bath and shower cubicle
- 2 Double Bedrooms
- **❤** Bed 3/Snug
- **♥** Conservatory
- **♥** Beautifully Landscaped Gardens
- ✓ Lovely open views to the rear



















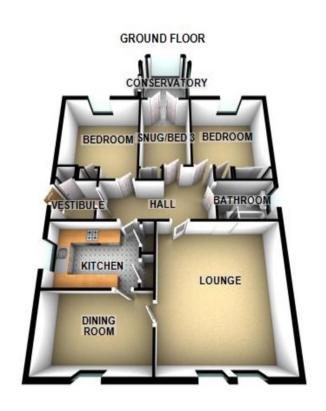




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# Floorplans



### Property Room Sizes

### VESTIBULE

4' 10" x 3' 4" (1.47m x 1.02m)

### HALL

16' 3" x 8' 3 (w)" (4.95m x 2.51m)

### LOUNGE

16'0" x 13' 4" (4.88m x 4.06m)

### **DINING ROOM**

13' 1" x 7' 7" (3.99m x 2.31m)

### KITCHEN

11'2" x 7' 11" (3.4m x 2.41m)

### **BATHROOM**

7'8" x 5' 9" (2.34m x 1.75m)

### **BEDROOM**

11'9" x 11'5" (3.58m x 3.48m)

### BEDROOM

11'5" x 8' 11" (3.48m x 2.72m)

### **BEDROOM**

11'4" x 8' 1" (3.45m x 2.46m)

### **CONSERVATORY**

8' 11" x 7' 11" (2.72m x 2.41m)

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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|---|---------------------------------------|
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