

# Buy your next home with Next Home

Leading Perthshire Estate Agency

41 Anderson Drive, Perth, PH1 1LF

Offers Over £220,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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41 Anderson Drive, Perth, PH1 1LF

Many thanks for your interest with 41 Anderson Drive, Perth, PH1 1LF.

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 renowned 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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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.

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.



# Property Summary

Next Home are delighted to bring to the market this very well maintained 3 bedroom semi-detached villa situated in Anderson Drive in the sought after area of Burghmuir, Perth.

The property is within walking distance of shops, primary and secondary schools and Perth Royal Infirmary. There are regular bus routes to the city centre.

The property would be ideal for a first time buyer or for a family home with accommodation set over 2 levels. The ground floor consists of a spacious entrance hall, shower room with a corner shower unit, wash hand basin, w/c and gives access to a large under-stair cupboard; open plan lounge/dining room with dual aspect windows providing natural light and ample room for a variety of free-standing furniture; spacious kitchen with room for a dining table and chairs.

On the first floor there are 3 double bedrooms, 2 benefiting from built in mirrored wardrobes and a family bathroom completes the property. Additionally, there is access to a partially floored attic from the first floor landing.

It sits on a private corner plot with wrap-around garden. The garden is enclosed and laid to lawn for ease of maintenance.

The property is fully double glazed with gas central heating throughout.



# Key property features

- ✓ Popular residential area - walking distance to local schools
- ✓ Ideal family home
- ✓ Large lounge/dining room
- ✓ Dining kitchen
- ✓ Downstairs shower room with WC and wash hand basin
- ✓ 3 Double Bedrooms with far reaching views
- ✓ Family Bathroom
- ✓ Partially floored attic with generous storage
- ✓ Single garage at the rear and parking for 2 cars
- ✓ Corner Plot with private garden









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 trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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



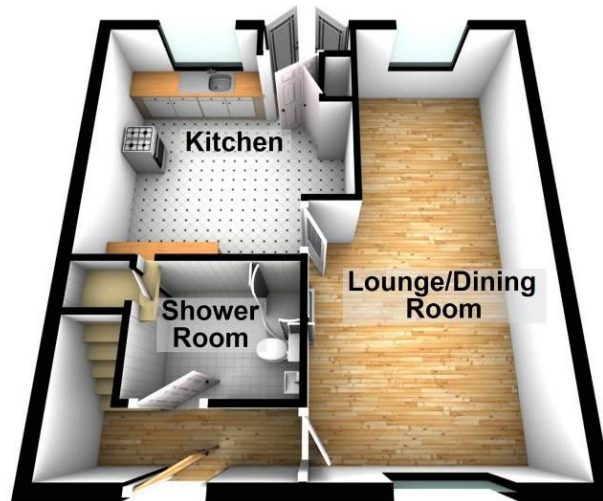
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# Floorplans

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Ground Floor



First Floor



# Property Room Sizes

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## HALL

## LOUNGE/DINER

*23' 5" x 11' 5" (7.14m x 3.48m)*

## KITCHEN

*12' 1" x 11' 5" (3.68m x 3.48m)*

## BEDROOM

*12' 7" x 11' 1" (3.84m x 3.38m)*

## BEDROOM

*10' 4" x 9' 2" (3.15m x 2.79m)*

## BEDROOM

*11' 1" x 10' 5" (3.38m x 3.18m)*

## BATHROOM

*7' 9" x 5' 8" (2.36m x 1.73m)*

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)

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