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Leading Perthshire Estate Agency

49 Trinafour, Perth, PH1 2SS

Offers Over £225,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

49 Trinafour, Perth, PH1 2SS

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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.

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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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Property Summary

Next Home are delighted to bring to the market this excellent opportunity to purchase this well presented 3 bedroom detached bungalow set within the sought after Western Edge area of Perth.

The property is ideal for a host of buyers with accommodation set over 1 level comprising: An L-shaped entrance hall with built in storage, a bright and spacious lounge with ample room for a range of free-standing furniture; a modern kitchen with a built in oven, 4 ring hob, space for white goods and a breakfast bar; 3 double bedrooms; one of which is currently used a dining room and a modern shower room.

The property sits on a corner plot and benefits from a large wrap-around private garden which is mainly lawn for ease maintenance. There is also large mature hedging to borders for extra privacy and a patio area ideal for outdoor dining.

Additionally there is a single garage with a large drive that fit multiple vehicles.

Gas central heating and double glazing throughout.



Key property features

- ✓ Corner plot
- ✓ Single garage
- ✓ Large garden
- ✓ Modern kitchen
- ✓ Modern shower room
- ✓ Spacious lounge
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Chain free
- ✓ Gas central heating













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads by green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

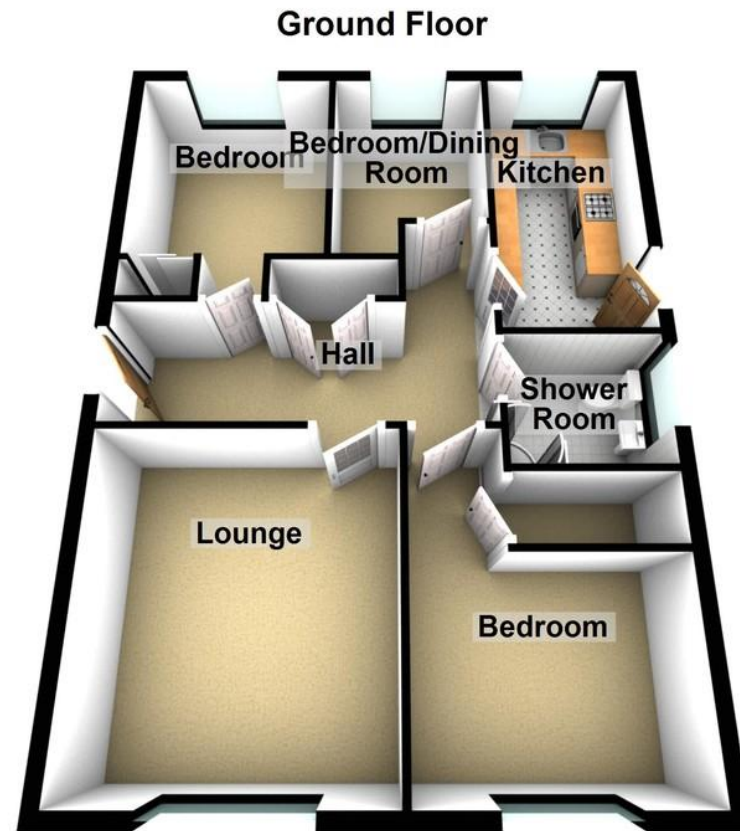
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

LOUNGE

14' 10" x 14' 1" (4.52m x 4.29m)

KITCHEN

15' 0" x 7' 9" (4.57m x 2.36m)

BEDROOM

12' 11" x 9' 10" (3.94m x 3m)

BEDROOM

11' 9" x 10' 4" (3.58m x 3.15m)

BEDROOM/DINING ROOM

13' 3" x 8' 9" (4.04m x 2.67m)

SHOWER ROOM

8' 1" x 6' 8" (2.46m x 2.03m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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