

# Buy your next home with Next Home

Leading Perthshire Estate Agency

34 Robertson Road, Perth, PH1 1SN

Offers Over £225,000

■■■■  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

---

34 Robertson Road, Perth, PH1 1SN

Many thanks for your interest with 34 Robertson Road, Perth, PH1 1SN.

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

---

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

Next Home is delighted to offer this rare opportunity to purchase a beautifully presented two-bedroom semi-detached bungalow with a single garage, located in a highly sought-after residential area on the western edge of Perth.

Immaculately maintained and thoughtfully upgraded, the property offers spacious accommodation throughout, with each room finished to a high standard.

A key feature is the bright and inviting south-facing sunroom, which opens onto a sun-drenched rear garden-perfect for enjoying the long summer days. The rear garden itself is established, well maintained, and offers both privacy and tranquillity, with a patio area ideal for outdoor dining or relaxing.

The front garden is designed for low maintenance, ensuring a tidy and attractive entrance year-round.

Inside, the home boasts a contemporary, well-appointed kitchen complete with appliances including a fridge freezer, dishwasher, washing machine, and cooker.

A modern shower room, generous storage options, and gas central heating with double glazing throughout add to the comfort and convenience.

Externally, the property features a large driveway with space for multiple vehicles, as well as a single garage offering further storage or secure parking.

This charming home is ideal for a variety of buyers and early viewing is strongly recommended to appreciate the quality and location on offer.



# Key property features

---

- ✓ South facing sunroom
- ✓ South facing sun drenched rear garden
- ✓ Spacious rooms throughout
- ✓ Immaculately presented
- ✓ Sought after residential area
- ✓ Modern kitchen and shower room
- ✓ Gas central heating and double glazing
- ✓ Good storage
- ✓ Parking for multiple vehicles
- ✓ Single garage















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 overlay. The text is centered in 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.

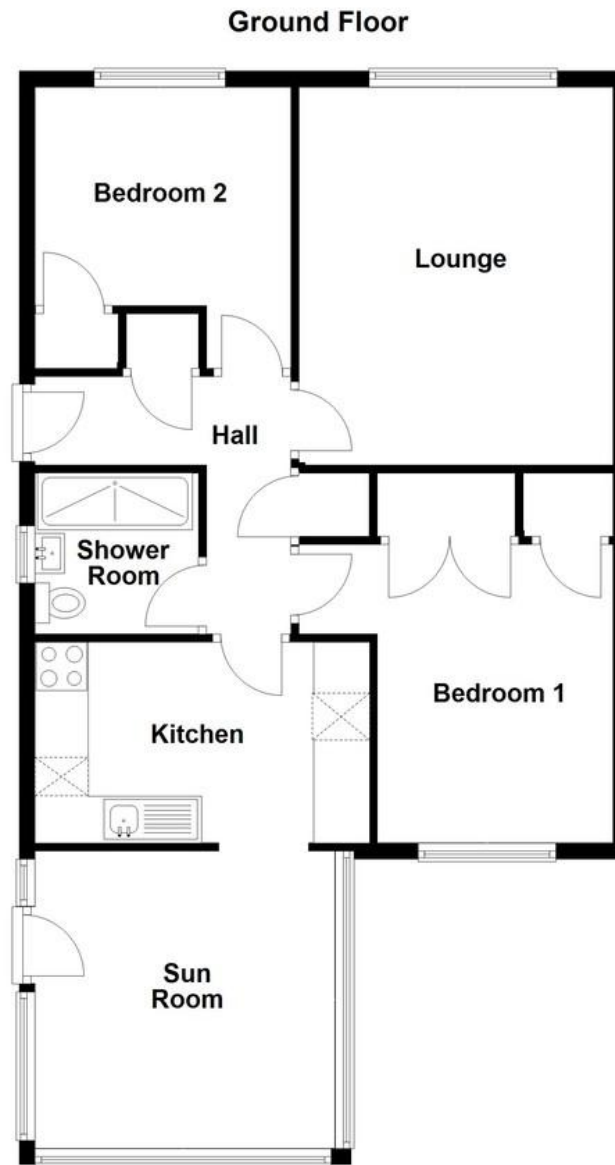


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room Sizes

---

## LOUNGE

*11' 8" x 16' 5" (3.57m x 5.01m)*

## KITCHEN

*9' 10" x 7' 10" (3m x 2.4m)*

## SUN ROOM

*11' 3" x 11' 2" (3.44m x 3.41m)*

## BEDROOM 1

*10' 1" x 11' 5" (3.09m x 3.5m)*

## BEDROOM 2

*9' 6" x 11' 5" (2.92m x 3.5m)*

## SHOWER ROOM

*5' 9" x 6' 10" (1.76m x 2.1m)*



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*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme