



Leading Perthshire Estate Agency

Laudem House , Tulloch Hill , PH1 2PN

Offers Over £250,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Laudem House , Tulloch Hill , PH1 2PN

Many thanks for your interest with Laudem House , Tulloch Hill , PH1 2PN.

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.

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.

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.





Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring this rare to the market 4 bedroom detached house nestled in the a private location of Perth.

Laudem House makes the ideal family home and offers spacious accommodation set over 2 levels comprising: Entrance hall, L-shaped hallway with 2 built in cupboards, a bright and spacious open plan lounge/dining room with ample room a variety of free-standing furniture, a conservatory, breakfasting kitchen, bathroom and 2 bedrooms with built in storage are located on the ground floor.

An oak-staircase leads to the 1st floor landing. There are 2 large double bedrooms and a shower room. There is also a large boiler cupboard which is ideal for storage.

Step outside and you are welcomed into a lovely private garden that is mainly laid to lawn for ease of maintenance with large trees providing privacy. There is also a patio area which is ideal for outdoor dining in the summer months.

Off-street parking is provided by a mono-bloc driveway multiple vehicles.

Gas central heating and double glazing throughout.



Key property features

- ✓ Rare to the market
- ✓ 4 bedrooms
- ✓ Conservatory
- ✓ Ideal family home
- ✓ Good sized garden
- ✓ Oak staircase
- ✓ Close to all local amenities
- ✓ Off-street parking for multiple vehicles
- ✓ Potential to extend
- ✓ Gas central heating





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Next Home - Laudem House , Tulloch Hill , PH1 2PN









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 and a logo.

Have a property to sell?

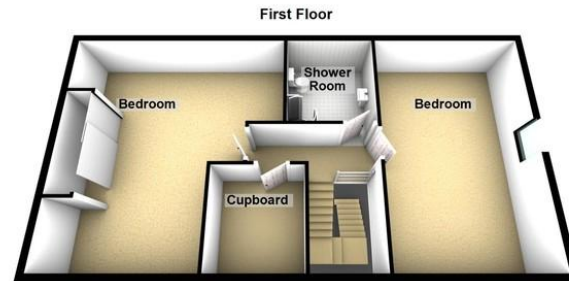
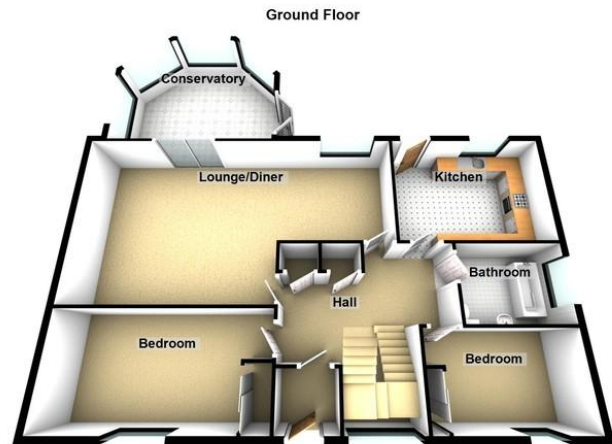
An expert from our local branch will provide you with
the most accurate valuation.



NEXTHOME

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Floorplans





Property Room sizes

VESTIBULE

HALL

LOUNGE/DINER

23' 7" x 15' 7" (7.19m x 4.75m)

KITCHEN

11' 5" x 9' 7" (3.48m x 2.92m)

CONSERVATORY

12' 3" x 11' 6" (3.73m x 3.51m)

BEDROOM (1ST FLOOR)

17' x 16' 2" (5.18m x 4.93m)

BEDROOM(1ST FLOOR)

18' 1" x 11' 1" (5.51m x 3.38m)

SHOWER ROOM

7' 4" x 7' 2" (2.24m x 2.18m)

BEDROOM

14' 3" x 9' 2" (4.34m x 2.79m)

BEDROOM

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

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

The only Perthshire estate agent available 7 days until 9pm

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