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Leading Perthshire Estate Agency

Larch Knowe, Tulloch Hill, Perth, PH1 2PN

Offers Over £150,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Larch Knowe, Tulloch Hill, Perth, PH1 2PN

Many thanks for your interest with Larch Knowe, Tulloch Hill, Perth, 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.

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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

We are delighted to bring to the market this rare opportunity to purchase this 4-bedroom semi-detached bungalow situated in a sought-after area of Perth.

The property is a 'Dorran' construction and is not suitable lending.

Set over one level the accommodation comprises: Entrance Hall with cupboard, spacious lounge/dining room with ample room for a range of free-standing furniture and offers views to the garden, kitchen, office space, 4 double bedrooms and a Wet room. The property sits on an envious private plot and offers the potential for a development opportunity.

There is currently a large lawn with a variety of matures trees and plants to the borders.

Off-Street parking is available for multiple vehicles and there are multiple outbuildings ideal for storage.

Electric heating throughout



Key property features

- ✓ Rare to the market
- ✓ Sought after area
- ✓ Dorran Construction
- ✓ Potential for development
- ✓ Large plot
- ✓ Ample off-street parking
- ✓ Office space
- ✓ Solar Panels
- ✓ Close to local amenities
- ✓ Spacious accommodation









DSC_0120

DSC_0121



DSC_0112

DSC_0152-Edit





Have a property to sell?

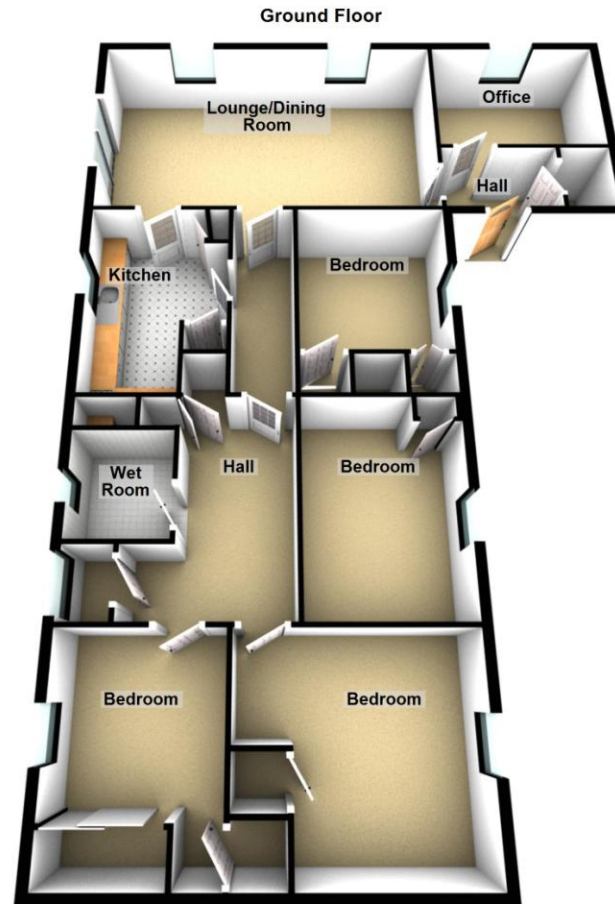
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

LOUNGE/DINER

22' 3" x 13' 4" (6.78m x 4.06m)

KITCHEN

12' 9" x 9' 9" (3.89m x 2.97m)

OFFICE

9' 5" x 9' 3" (2.87m x 2.82m)

BEDROOM

13' 1" x 11' 9" (3.99m x 3.58m)

BEDROOM

11' 9" x 9' 4" (3.58m x 2.84m)

BEDROOM

10' 9" x 10' 2" (3.28m x 3.1m)

BEDROOM

11' x 10' 4" (3.35m x 3.15m)

WET ROOM

7' 5" x 4' 9" (2.26m x 1.45m)

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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