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Leading Perthshire Estate Agency

3 Fraser Avenue, Wolfhill, Perth, PH2 6DG

Offers Over £190,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

3 Fraser Avenue, Wolfhill, Perth, PH2 6DG

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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.

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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.

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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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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

Wolfhill is a peaceful rural village located just eight miles northeast of Perth, offering a delightful blend of countryside living and excellent accessibility. Known for its welcoming community and picturesque surroundings, the village is ideal for those seeking a slower pace of life without sacrificing convenience.

Wolfhill offers a friendly and close-knit atmosphere, with a local hall and community events that bring residents together throughout the year. The village is particularly appealing to families and those looking to enjoy a quieter, more rural lifestyle while remaining within easy reach of city amenities.





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Property Summary

We are delighted to present this three-bedroom detached bungalow, set within a generous plot in the quiet village of Wolfhill.

The property offers an excellent opportunity for those looking to create a home to their own taste and style. Situated in a desirable residential area, the property benefits from a flexible layout, garage, and excellent potential for modernisation. The property is entered via a porch leading to a welcoming hallway which gives access to all accommodation on offer, bright and spacious lounge, dining room that overlooks the rear garden, sunroom, kitchen, 3 bedrooms and a shower room.

The property sits on a generous-sized plot, with gardens to the front and rear, providing ample outdoor space and excellent scope for landscaping or further development (subject to the necessary consents).

A driveway and single garage offer off-street parking.

Gas central heating and double glazing throughout



Key property features

- ✓ 3 bedrooms
- ✓ Ideal family home
- ✓ Ideal development opportunity
- ✓ Quiet location
- ✓ Great plot
- ✓ Great potential
- ✓ Spacious lounge/dining room
- ✓ Garage
- ✓ Chain free
- ✓ Great walks nearby













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 with 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?

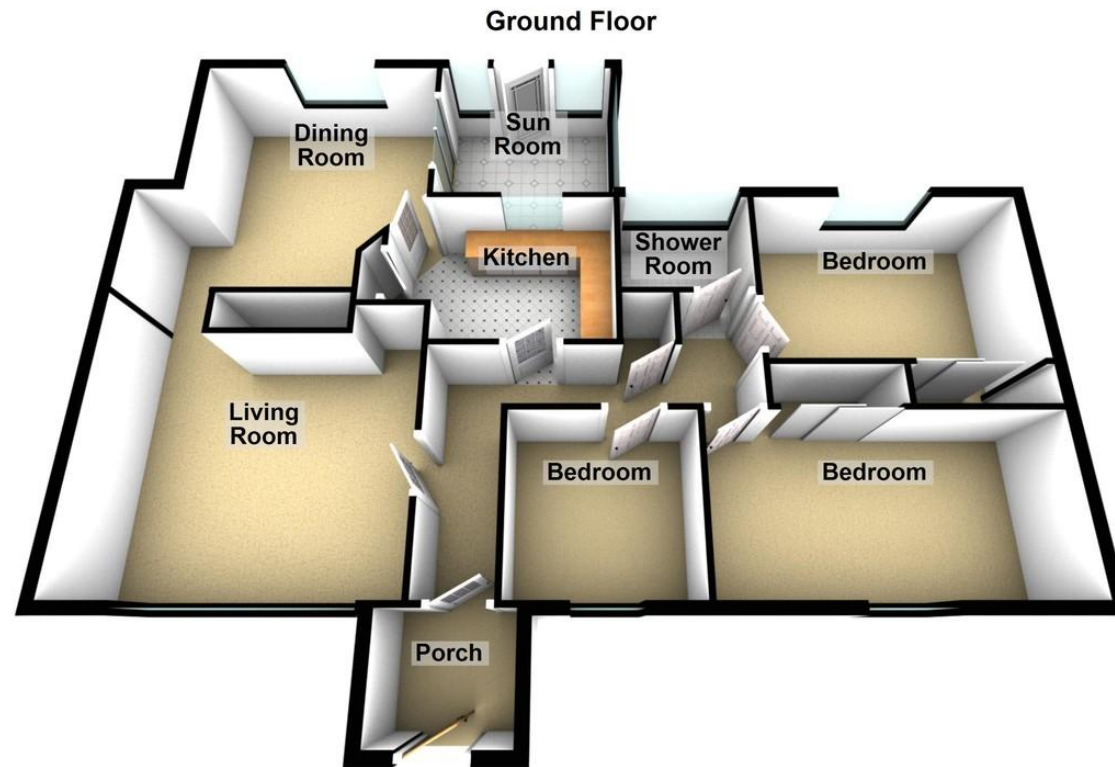
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

PORCH

LOUNGE

14' 7" x 14' 7" (4.44m x 4.44m)

DINING ROOM

12' 9" x 11' 3" (3.89m x 3.43m)

KITCHEN

9' 2" x 8' 1" (2.79m x 2.46m)

SUN ROOM

9' 2" x 8' 1" (2.79m x 2.46m)

BEDROOM

14' 1" x 11' 2" (4.29m x 3.4m)

BEDROOM

11' 1" x 10' 1" (3.38m x 3.07m)

BEDROOM

11' 2" x 7' 5" (3.4m x 2.26m)

SHOWER ROOM

7' 4" x 5' 6" (2.24m x 1.68m)

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

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