

Buy your next home with Next Home

Leading Perthshire Estate Agency



52 Brocks Road, Perth, PH2 0GD

Offers Over £305,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

52 Brocks Road, Perth, PH2 0GD

Many thanks for your interest with 52 Brocks Road, Perth, PH2 0GD.

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, known as the “Fair City,” is a vibrant and historic hub on the banks of the River Tay. Offering an excellent range of shops, cafés, restaurants, and cultural venues, including Perth Concert Hall and Theatre, the city blends heritage charm with modern convenience.

Outdoor enthusiasts enjoy riverside walks, nearby golf courses, and easy access to the Highlands. Perth benefits from outstanding transport links, with quick road and rail connections to Edinburgh, Glasgow, Dundee, and Inverness. The area offers a wide choice of property styles, from traditional townhouses and period flats to contemporary family homes, making it an attractive location for professionals, families, and retirees alike.





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Property Summary

We are delighted to bring to the market this immaculate three-bedroom detached home offers bright, well-proportioned accommodation, modern finishes, and pleasant open views. The property has been maintained to a high standard throughout and provides comfortable, practical living in a convenient location close to local amenities.

The ground floor features an open-plan lounge and dining room, creating a spacious and versatile living area with plenty of natural light. The modern kitchen is fitted with a range of contemporary units and integrated appliances, offering both style and functionality and a utility room.

Upstairs, there are three good-sized bedrooms, including a principal bed room with en-suite shower room, and a modern family bathroom

Externally, the property includes a driveway and garage providing off-street parking, along with neat front and rear gardens.

The rear garden enjoys a good degree of privacy and open views, offering a pleasant outdoor space for relaxation or entertaining.

Gas central heating, solar panels and double glazing.



Key property features

- ✓ 3 double bedrooms
- ✓ Immaculately presented
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Well positioned
- ✓ Principal en-suite shower room
- ✓ Garage
- ✓ Views
- ✓ Off-street parking
- ✓ Ideal family home













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 centered over the image.

Have a property to sell?

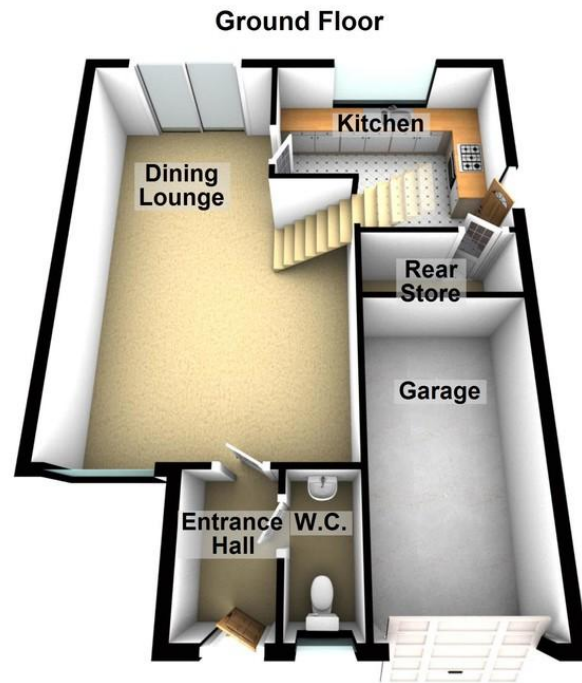
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

7' 3" x 3' 6" (2.21m x 1.07m)

W/C

7' 3" x 3' 8" (2.21m x 1.12m)

LOUNGE/DINER

22' 7" x 15' 8" (6.88m x 4.78m)

KITCHEN

12' 3" x 10' 6" (3.73m x 3.2m)

BEDROOM

12' 7" x 11' 5" (3.84m x 3.48m)

ENSUITE

7' 3" x 4' 8" (2.21m x 1.42m)

BEDROOM

12' 2" x 8' 5" (3.71m x 2.57m)

BEDROOM

11' 5" x 8' 5" (3.48m x 2.57m)

BATHROOM

7' 2" x 5' 6" (2.18m 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

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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