

Buy your next home with Next Home

Leading Perthshire Estate Agency

93 Burghmuir Road, Perth, PH1 1HT

Offers Over £165,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

93 Burghmuir Road, Perth, PH1 1HT

Many thanks for your interest with 93 Burghmuir Road, Perth, PH1 1HT.

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, 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.



Property Summary

We are delighted to bring to the market this 3 bedroom semi-detached villa located in a popular and well-established area of Perth.

This is an excellent opportunity for buyers looking for a renovation project or a home to make their own. With spacious accommodation, off-street parking, and a garage, this property offers superb potential in a sought-after location.

Inside, the accommodation comprises a welcoming lounge, a kitchen with space for dining, and a sunroom overlooking the rear garden. Upstairs are three bedrooms offering flexible living space, along with a family bathroom. While the property would benefit from modernisation throughout, it offers great scope for improvement and personalisation.

Externally, the home features a driveway providing off-street parking, a detached garage, and private garden grounds to the front and rear — ideal for outdoor seating or future landscaping.



Key property features

- ✓ Ideal for a project
- ✓ Popular Residential area
- ✓ Rare to the market
- ✓ Garage
- ✓ Close to local amenities
- ✓ 3 bedrooms
- ✓ Good sized gardens
- ✓ Off-street parking
- ✓ Chain free
- ✓ 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 arranged in a grid-like pattern with green lawns and some trees. 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?

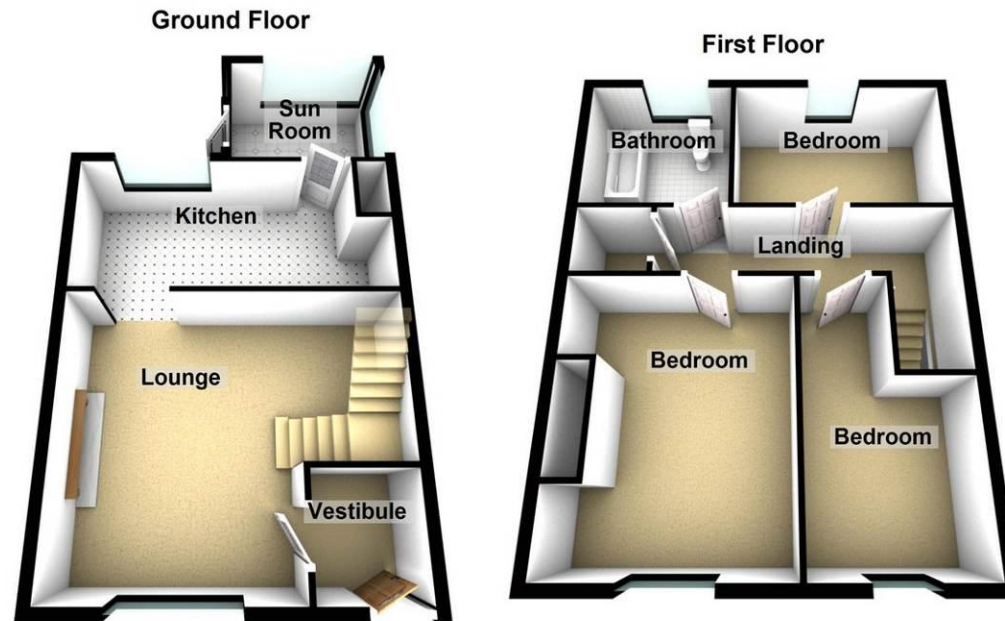
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

VESTIBULE

LOUNGE

14' 6" x 13' 1" (4.42m x 3.99m)

KITCHEN/DINER

16' 4" x 7' 1" (4.98m x 2.16m)

SUN ROOM

11' 3" x 7' 4" (3.43m x 2.24m)

BEDROOM

11' 6" x 8' 3" (3.51m x 2.51m)

BEDROOM

10' 2" x 7' 10" (3.1m x 2.39m)

BEDROOM

11' 3" x 7' 7" (3.43m x 2.31m)

BATHROOM

8' x 6' (2.44m x 1.83m)

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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