

# Buy your next home with Next Home

Leading Perthshire Estate Agency



50 Bute Drive, Perth, PH1 3BL

Offers Over £160,000

■■■■■  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

---

50 Bute Drive, Perth, PH1 3BL

Many thanks for your interest with 50 Bute Drive, Perth, PH1 3BL.

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 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.





# Property Summary

Next Home Estate Agents are delighted to present to the market this spacious and well-presented three-bedroom end-terraced villa, ideally positioned within the sought-after residential area of North Muirton, Perth.

Offering generous accommodation set over two levels, this property represents an excellent opportunity for first-time buyers or growing families alike.

Upon entering, the welcoming hallway leads to a bright and spacious lounge, providing ample room for a variety of free-standing furniture and creating a perfect space for relaxation and entertaining. The modern kitchen and dining area offer plenty of storage and worktop space, ideal for everyday family living, while the adjoining sun lounge provides a wonderful additional living area overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms, each benefiting from built-in wardrobes offering excellent storage solutions. The accommodation is completed by a purpose-built shower/wet room.

Externally, the property features an easy-to-maintain lawn at the front and a large, established rear garden which enjoys a desirable south-facing aspect. The rear garden includes a decking area, pond, and seating space, making it perfect for outdoor dining and enjoying the sunshine. On-street parking is conveniently available to the front of the property.

Additional benefits include double glazing and gas central heating throughout, ensuring year-round comfort and efficiency.

Situated within close proximity to local schools, shops, and amenities, and positioned in a popular residential area, 50 Bute Drive offers spacious accommodation, excellent storage, and a wonderful opportunity to purchase a comfortable family home in a well-connected part of Perth.



# Key property features

---

- ✓ South facing garden
- ✓ Sunroom
- ✓ Ideal for first time buyers
- ✓ Excellent storage
- ✓ Spacious accommodation throughout
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Close to local schools
- ✓ Close to local amenities
- ✓ Popular residential location.



















# Have a property to sell?

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



## NEXTHOME

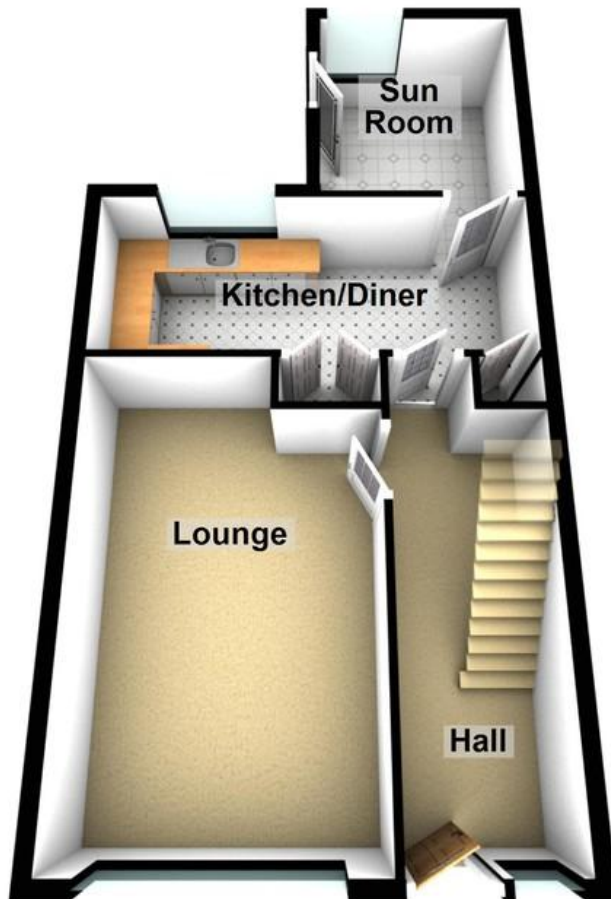
ESTATE & LETTING AGENTS



# Floorplans

---

Ground Floor



First Floor







# Property Room sizes

## HALL

*18' 4" x 6' 0" (5.6m x 1.85m)*

## LOUNGE

*17' 9" x 11' 7" (5.42m x 3.54m)*

## KITCHEN/DINER

*18' 0" x 7' 1" (5.51m x 2.18m)*

## BEDROOM 1

*13' 4" x 9' 6" (4.08m x 2.91m)*

## BEDROOM 2

*11' 0" x 10' 5" (3.36m x 3.19m)*

## BEDROOM 3

*8' 5" x 8' 3" (2.57m x 2.53m)*

## SUN LOUNGE

*9' 5" x 8' 7" (2.88m x 2.63m)*

## SHOWER ROOM

*5' 6" x 6' 9" (1.69m x 2.08m)*

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme