



Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Selkirk Place, Perth, PH1 1SH

Offers Over £325,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

7 Selkirk Place, Perth, PH1 1SH

Many thanks for your interest with 7 Selkirk Place, Perth, PH1 1SH.

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 are delighted to bring to the market this spacious 4-bedroom detached villa situated in the very sought after area of Western Edge, Perth.

The property would make the ideal family home and is set over 2 levels comprising: Entrance Hall with w/c, spacious lounge with attractive bay window feature, sitting room with patio doors leading to the garden, kitchen which is open plan to a dining room and a utility room.

The 1st floor is accessed via carpeted stairwell and leads to 4 bedrooms with the principal bedroom benefitting from an en-suite shower room. There is also a family bathroom.

Off-street parking is provided to the front of the property for 2/3 cars, and this leads to a single garage.

The rear garden is fully enclosed with timber fencing and mature shrubbery to the borders that provide privacy.

There is also a large decking area which is ideal for hosting and relaxing in the summer months.

Gas central heating and double glazing throughout.

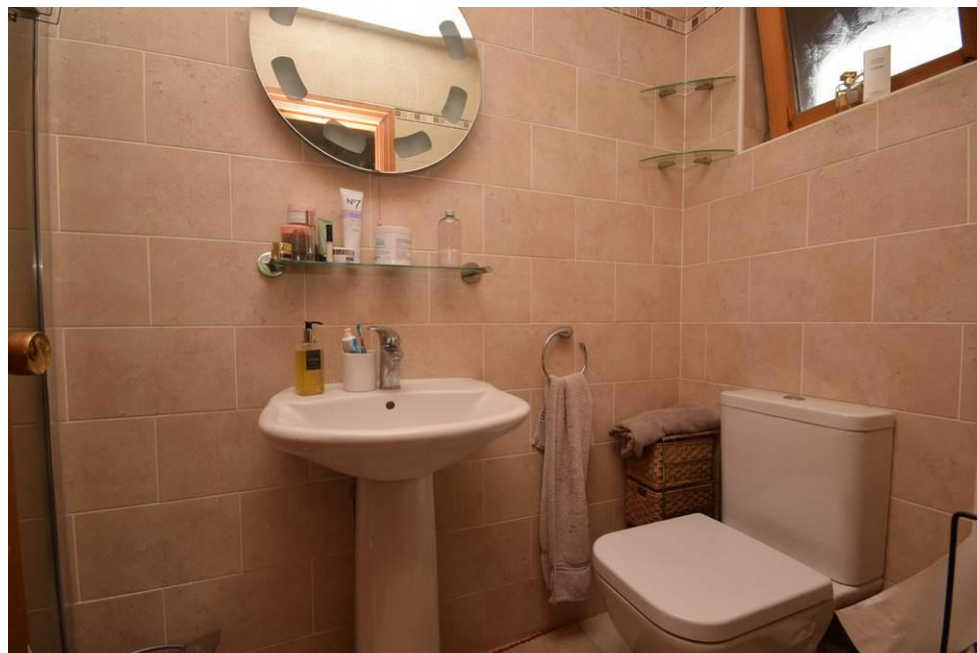


Key property features

- ✓ 4 Bedroom
- ✓ Sought after area
- ✓ Ideal family home
- ✓ Garage
- ✓ Quiet cul de sac
- ✓ Close to excellent schools
- ✓ Close all amenities
- ✓ Rare to the market
- ✓ Principal en-suite
- ✓ Good transport links
- ✓ Gas central heating









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?

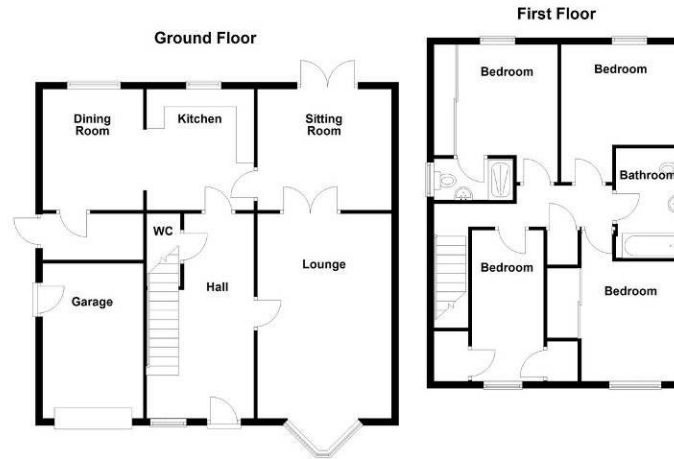
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALL

18' x 4' 4" (5.49m x 1.32m)

LOUNGE

22' 4" x 13' 8" (6.81m x 4.17m)

SITTING ROOM

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

KITCHEN

11' 2" x 9' 7" (3.4m x 2.92m)

DINING HALL

10' 2" x 8' 8" (3.1m x 2.64m)

UTILITY ROOM

7' 7" x 5' 5" (2.31m x 1.65m)

BEDROOM

12' 1" x 10' (3.68m x 3.05m)

ENSUITE

8' 4" x 4' 2" (2.54m x 1.27m)

BEDROOM

12' 3" x 8' 8" (3.73m x 2.64m)

BEDROOM

11' 2" x 9' (3.4m x 2.74m)

BEDROOM

12' 2" x 6' 3" (3.71m x 1.91m)

BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m)

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	1a James Square, Crieff.....	01764 65 00 44
41 - 43 Allan Street, Blairgowrie.....	01250 39 80 02	211 High Street, Auchterarder.....	01764 66 36 66
47a Atholl Road, Pitlochry.....	01796 54 80 14	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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