

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

9 Oronsay Court, Perth, PH1 3TX

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Offers Over £140,000

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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9 Oronsay Court, Perth, PH1 3TX

Many thanks for your interest with 9 Oronsay Court, Perth, PH1 3TX.

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

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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 bring to the market this bright, spacious and beautifully presented mid-terrace home located within the sought-after residential area of Oronsay Court, Perth. Offering stylish accommodation across two levels, this attractive property is ideally suited to first-time buyers, young families or those looking for a move-in condition home close to excellent local amenities.

Tastefully decorated throughout, the property enjoys a welcoming and contemporary feel from the moment you enter. The generous lounge is flooded with natural light from a large picture window, creating a comfortable and inviting living space. To the rear, the modern dining kitchen provides an excellent area for both everyday living and entertaining, with direct access to the enclosed rear garden.

On the upper floor, there are two spacious double bedrooms, both benefiting from built-in wardrobes, along with a versatile box room which could be utilised as a home office, nursery or additional storage space. A stylish modern family bathroom, complete with shower over the bath, completes the accommodation.

Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the year. Externally, the property enjoys a private rear garden which is fully enclosed with a pleasant patio area, ideal for outdoor seating and relaxing during the warmer months.

The property also benefits from a residential car park and additional nearby parking. Ideally positioned close to local shops, schooling and excellent transport links, this fantastic home combines convenience, comfort and style in a popular Perth location.

Early viewing is highly recommended to appreciate the quality, space and value on offer.



# Key property features

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- ✓ Breakfasting kitchen
- ✓ Spacious lounge
- ✓ Rear garden laid to patio.
- ✓ Double glazing
- ✓ Excellent storage
- ✓ 2 Double bedrooms
- ✓ Modern bathroom with shower over bath
- ✓ Residential car park
- ✓ Popular residential area
- ✓ Close to local amenities and schooling









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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



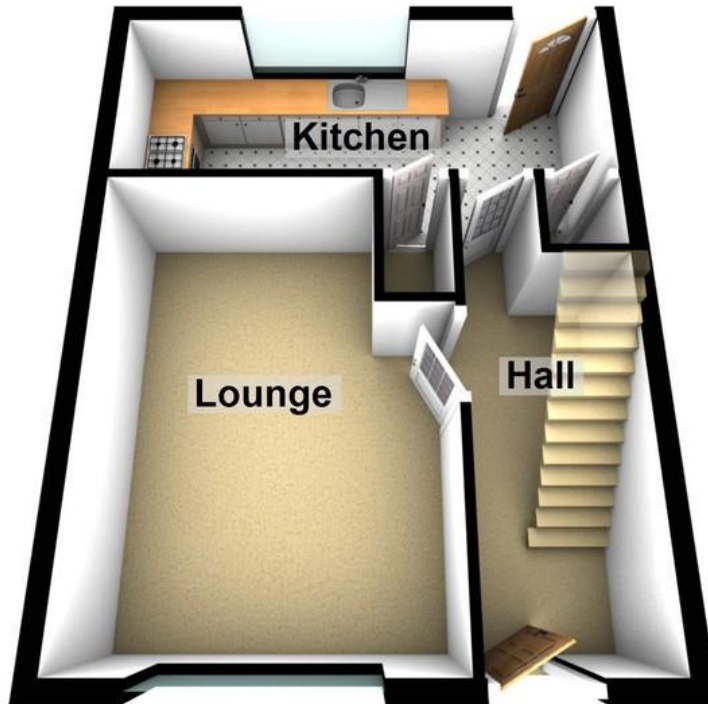
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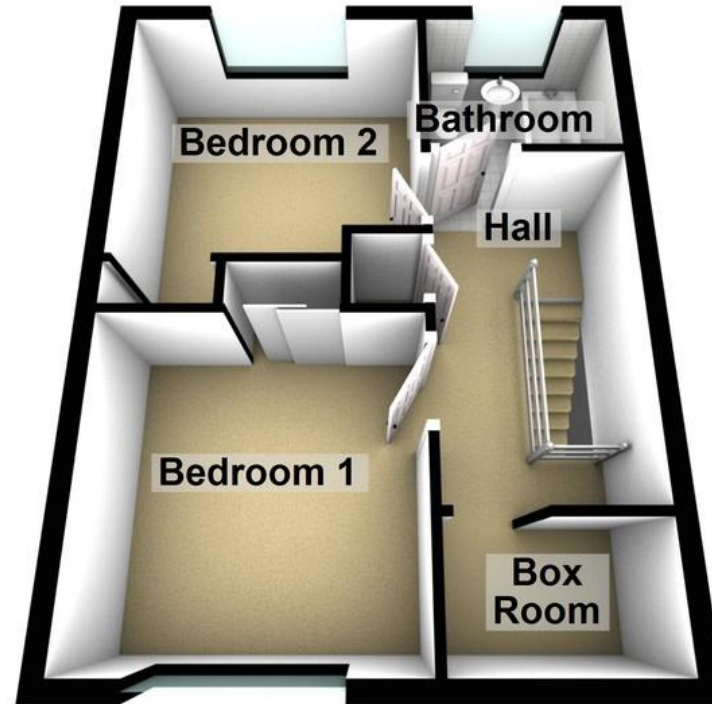
# Floorplans

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Ground Floor



First Floor





# Property Room Sizes

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## LOUNGE

*11' 7" x 15' 6" (3.54m x 4.73m)*

## KITCHEN

*17' 11" x 6' 3" (5.47m x 1.92m)*

## BEDROOM 1

*11' 6" x 9' 7" (3.53m x 2.94m)*

## BEDROOM 2

*6' 8" x 5' 4" (2.04m x 1.64m)*

## BATHROOM

*6' 8" x 5' 4" (2.04m x 1.64m)*

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.



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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*

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