



33 Braeside Gardens, Perth, PH1 1DB

Offers Over £250,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

33 Braeside Gardens, Perth, PH1 1DB

Many thanks for your interest with 33 Braeside Gardens, Perth, PH1 1DB.

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

This well-presented three-bedroom semi-detached home is set within the highly sought-after Oakbank area of Perth and offers an excellent combination of spacious accommodation, privacy and outdoor space.

The open-plan kitchen and dining room provides a practical and sociable space for everyday family life. The spacious lounge is a real highlight, with bi-folding doors opening directly onto the garden – ideal for keeping an eye on children playing outside and creating a great connection between the house and garden.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside the main family bathroom.

Externally, the property enjoys a particularly private and well-established garden, offering an excellent outdoor space for families and entertaining.

Bi-folding doors from the lounge provide direct access to a paved patio, with steps leading onto a generous lawn surrounded by mature hedging, trees and established planting.

A raised deck provides an additional seating and dining area, while the mature borders and greenery create a secluded setting. A timber summerhouse provides useful additional outdoor space.

There is also a single garage and ample off-street parking.



Key property features

- ✓ Popular residential area
- ✓ Close to good schooling
- ✓ Ideal family home
- ✓ Private and well-maintained gardens
- ✓ Quiet cul-de-sac
- ✓ 3 double bedrooms
- ✓ Principal en-suite
- ✓ Single garage
- ✓ Ample parking & useful outbuildings
- ✓ Ideal for the commuter





Lounge





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?

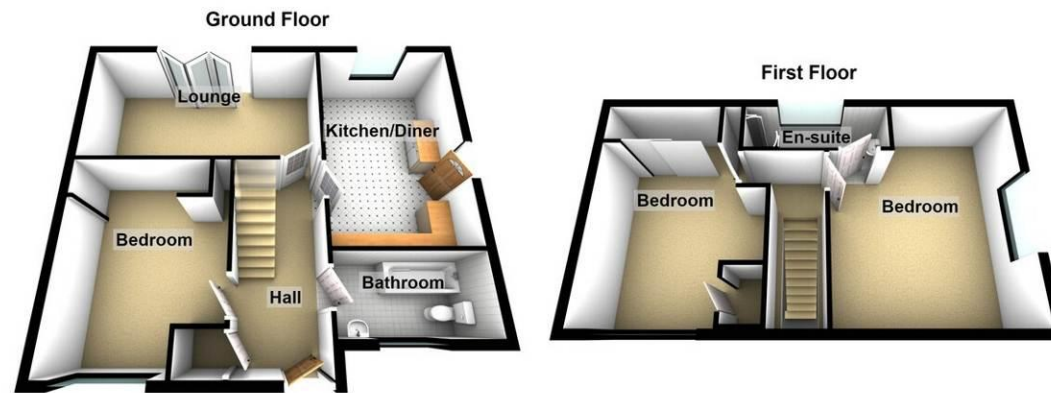
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

LOUNGE

16' 4" x 11' 1" (5m x 3.4m)

KITCHEN/DINER

18' 4" x 8' 2" (5.6m x 2.5m)

BATHROOM

8' 10" x 5' 2" (2.7m x 1.6m)

BEDROOM(GROUND FLOOR)

13' 1" x 10' 2" (4m x 3.1m)

BEDROOM

13' 5" x 11' 1" (4.1m x 3.4m)

ENSUITE

8' 10" x 4' 3" (2.7m x 1.3m)

BEDROOM

14' 5" x 9' 10" (4.4m x 3m)

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

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