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Leading Perthshire Estate Agency



89 Duncansby Way, Perth, PH1 5XF

Offers Over £190,000


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ESTATE & LETTING AGENTS

Buying with Next Home

89 Duncansby Way, Perth, PH1 5XF

Many thanks for your interest with 89 Duncansby Way, Perth, PH1 5XF.

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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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.





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Property Summary

Next Home Estate Agents present this attractive end-terraced home on Duncansby Way.

Offering a superb opportunity for a wide range of buyers. Ideally positioned just off Dunkeld Road, one of Perth's main arterial routes, the property enjoys easy access to a wealth of nearby amenities while retaining the tranquillity of a peaceful, family-friendly cul-de-sac setting.

Presented in immaculate condition throughout, the home occupies one of the largest plots within this highly sought-after modern development. It offers a true move-in opportunity, having been carefully maintained and thoughtfully presented by the current owner.

The generous corner position enhances both privacy and space, with the added advantage of extensive off-street parking for several vehicles, a detached garage and workshop, and a fully enclosed rear garden.

Internally, the property has been tastefully decorated, creating a bright and welcoming atmosphere.

The accommodation comprises a modern lounge with ample space for dining, leading through to a stylish fitted kitchen complete with integrated oven. A bright and spacious conservatory overlooks the rear garden, providing an ideal additional living space. There are two well-proportioned double bedrooms and a contemporary shower room, all finished to a high standard. Excellent storage is available throughout, including built-in cupboards in the lounge, hallways and both bedrooms, as well as loft access, with further substantial storage offered within the external workshop.

Externally, the property continues to impress. The sizeable corner plot features a large monobloc driveway, securely accessed via high gates, and comfortably accommodates multiple vehicles. The enclosed rear garden is designed with family living in mind, featuring a well-maintained lawn that is perfect for outdoor entertaining or for children and pets to enjoy in a safe environment. The detached garage and workshop benefit from full power supply, offering flexible use as secure parking, storage, or workspace.

Viewing is essential to fully appreciate the quality, space and location of this exceptional home.



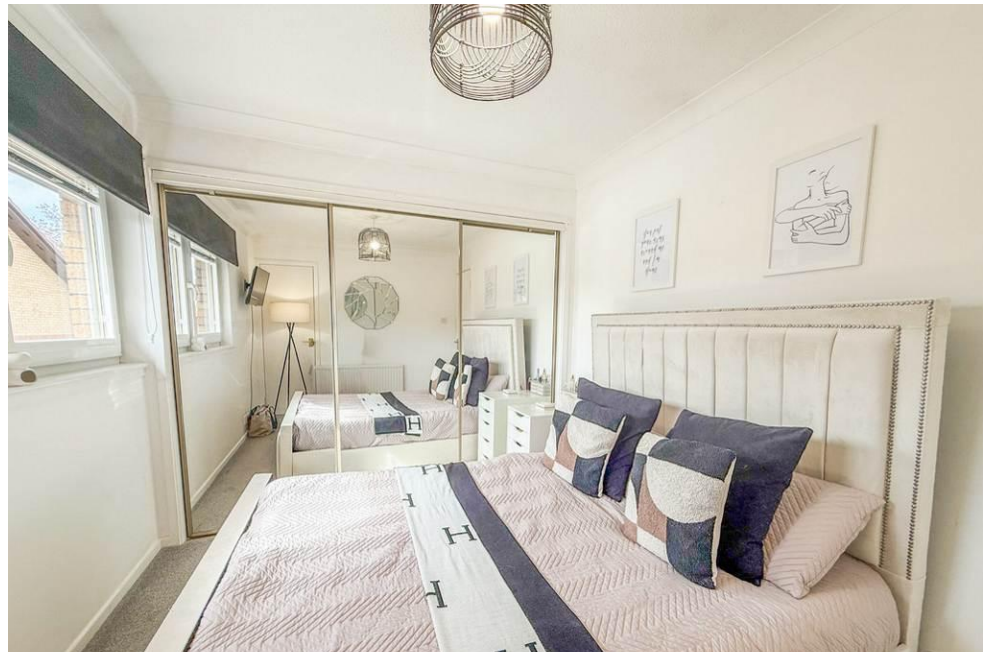
Key property features

- ✓ Immaculately presented
- ✓ Tastefully decorated throughout
- ✓ Walk in condition
- ✓ 2 Double bedrooms
- ✓ Conservatory
- ✓ Electric car charging point
- ✓ Huge driveway for multiple vehicles
- ✓ Large garage/workshop
- ✓ Double glazing
- ✓ Gas central heating













Have a property to sell?

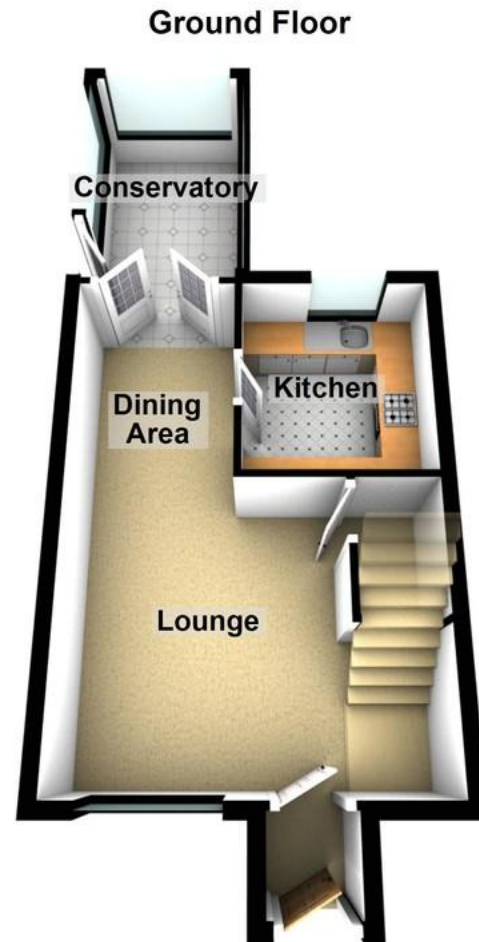
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

LOUNGE/DINER

12' 4" x 20' 7" (3.78m x 6.28m)

KITCHEN

7' 2" x 7' 11" (2.2m x 2.43m)

CONSERVATORY

9' 5" x 13' 4" (2.88m x 4.07m)

BEDROOM 1

10' 5" x 8' 10" (3.18m x 2.71m)

BEDROOM 2

8' 5" x 11' 3" (2.57m x 3.45m)

SHOWER ROOM

6' 9" x 8' 1" (2.07m x 2.47m)

GARAGE/WORKSHOP

18' 2" x 16' 10" (5.54m x 5.15m)

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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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

The only Perthshire estate agent available 7 days until 9pm

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