

Buy your next home with Next Home

Leading Perthshire Estate Agency

98 Potterhill Gardens, Perth, PH2 7ED

Fixed Price £135,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 98 Potterhill Gardens, Perth, PH2 7ED.

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 this extended three-bedroom end-terrace home situated within the popular residential area of Potterhill Gardens, Perth. Offering generous accommodation, exceptional panoramic views across Perth and excellent potential for enhancement, this property presents a fantastic opportunity for buyers seeking a full renovation project.

The property is offered for sale as seen and provides spacious accommodation throughout, making it an ideal prospect for investors, developers or purchasers looking to create a bespoke family home. The ground floor comprises a generous lounge with sliding patio doors leading directly to the rear outdoor space, a kitchen, dining room with dual-aspect windows allowing for an abundance of natural light, a convenient WC and excellent storage throughout.

On the upper level, there are three well-proportioned double bedrooms and a family bathroom. The principal bedroom is a particular highlight, benefiting from dual-aspect windows that capture stunning panoramic views across Perth city. This room also features a dedicated dressing room and en-suite area with built-in storage, offering excellent potential to create a luxurious principal suite. Bedroom two further benefits from built-in storage, while the third bedroom provides flexible accommodation for family living, guests or home working.

Externally, the property enjoys a private patio area with a useful garden shed, providing outdoor space to relax and entertain. Gas central heating is installed and the property's previous extension has created additional living space and flexibility within the layout.

Located within a well-established and sought-after residential area, the property is conveniently positioned close to local amenities, schooling, transport links and Perth city centre. With its spacious accommodation, elevated views and outstanding scope for renovation and modernisation, this is a rare opportunity to acquire a property with significant potential in a desirable Perth location.



Key property features

- ✓ Full renovation project
- ✓ 3 Double bedrooms
- ✓ Master En-Suite
- ✓ Previously extended
- ✓ Dressing room/en-suite
- ✓ Panoramic views over Perth city
- ✓ Patio with shed
- ✓ Gas central heating
- ✓ Excellent storage
- ✓ Popular residential location











Have a property to sell?

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



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Floorplans

Ground Floor



First Floor





Property Room Sizes

LOUNGE 1 - 7' 7" x 12' 5" (5.376m x 3.795m)

BEDROOM 3 - 9' 1" x 8' 6" (2.781m x 2.610m)

KITCHEN - 8' 2" x 11' 10" (2.508m x 3.626m)

BATHROOM - 6' 3" x 5' 6" (1.907m x 1.689m)

DINING ROOM - 10' 6" x 10' 11" (3.209m x 3.328m)

BEDROOM 1 - 10' 4" x 10' 10" (3.161m x 3.323m)

DRESSING ROOM/ENSUITE - 8' 2" x 8' 9" (2.504m x 2.677m)

BEDROOM 2 - 8' 3" x 11' 5" (2.518m x 3.489m)

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

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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