



# Buy your next home with Next Home

Leading Perthshire Estate Agency

38 Brocks Road, Perth, PH2 0GD

Offers Over £315,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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38 Brocks Road, Perth, PH2 0GD

Many thanks for your interest with 38 Brocks Road, Perth, PH2 0GD.

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

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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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Get to know about our newly listed properties 1st by  
signing up to our Hot Buyers lists!

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# Property Summary

Next Home are delighted to bring to the market this immaculately presented three-bedroom detached villa, offering bright and spacious accommodation, modern finishes and attractive open views.

Presented in excellent condition throughout, the property has been well maintained and provides a superb home for a range of buyers seeking modern living in a convenient location close to local amenities and transport links.

The ground floor centres around a generous open plan lounge and dining area, creating a bright and versatile living space ideal for both everyday family life and entertaining. The modern kitchen is fitted with a range of contemporary units, integrated appliances and ample worktop space. There is also an attractive w/c with decorative panelling and attractive tiling.

On the first floor, there are three well-proportioned bedrooms, all benefitting from built-in storage. The principal bedroom is enhanced by a modern en-suite shower room, while a stylish three-piece family bathroom serves the remaining accommodation.

A driveway provides off-street parking and leads to the garage.

The rear garden has been thoughtfully landscaped to create a fantastic outdoor space for both relaxation and entertaining. Fully enclosed by timber fencing, it enjoys a high degree of privacy along with attractive open views beyond.

The garden is mainly laid to lawn, providing a safe and usable space for families and pets, while two separate decking areas offer ideal spots for outdoor dining, entertaining guests or simply enjoying the surrounding outlook. A patio area directly off the property further enhances the outdoor living space, making this a wonderful extension of the home.

Further benefits include gas central heating, double glazing and solar panels, helping to improve the property's energy efficiency.



# Key property features

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- ✓ Immaculately presented
- ✓ Great views to the rear
- ✓ Decking in the rear garden
- ✓ Garden shed being left
- ✓ Solar Panels
- ✓ 3 double bedrooms
- ✓ Principal en-suite
- ✓ Modern finishes throughout
- ✓ Single garage
- ✓ Good storage throughout.













# 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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# Property Room Sizes

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## HALL

7' 3" x 3' 6" (2.21m x 1.07m)

## W/C

7' 3" x 3' 8" (2.21m x 1.12m)

## LOUNGE/DINER

22' 7" x 15' 8" (6.88m x 4.78m)

## KITCHEN

12' 3" x 10' 6" (3.73m x 3.2m)

## BEDROOM

12' 7" x 11' 5" (3.84m x 3.48m)

## ENSUITE

7' 3" x 4' 8" (2.21m x 1.42m)

## BEDROOM

12' 2" x 8' 5" (3.71m x 2.57m)

## BEDROOM

11' 5" x 8' 5" (3.48m x 2.57m)

## BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m)

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)

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