

# Buy your next home with Next Home

Leading Perthshire Estate Agency

121 Bute Drive, Perth, PH1 3BP

Offers Over £170,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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121 Bute Drive, Perth, PH1 3BP

Many thanks for your interest with 121 Bute Drive, Perth, PH1 3BP.

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

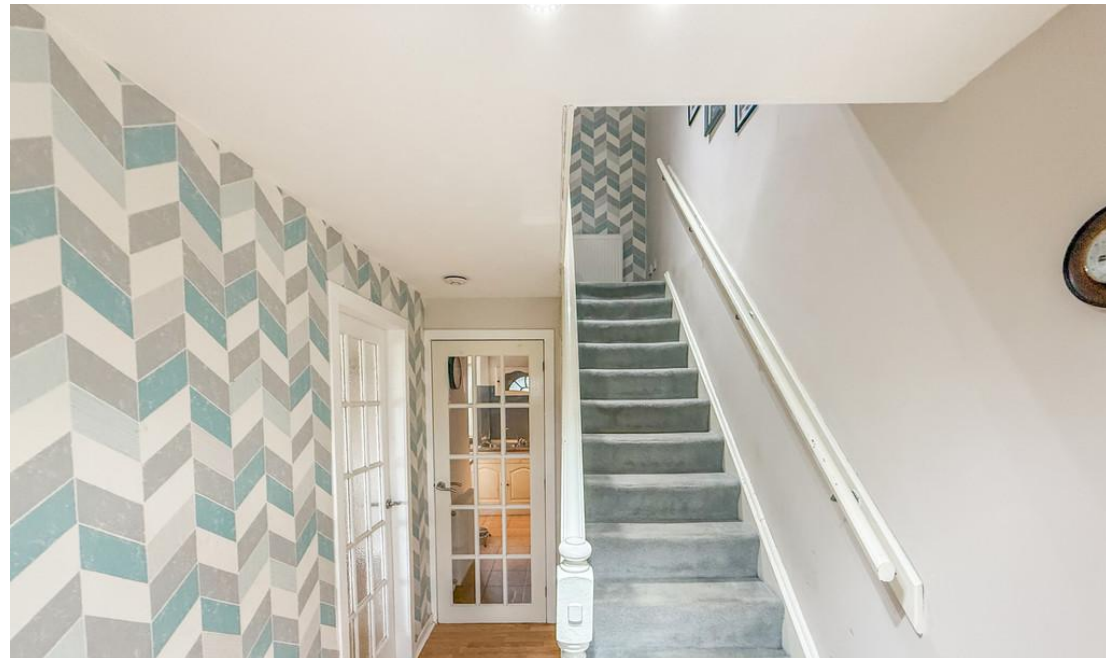
Next Home Estate Agents are delighted to bring to market 121 Bute Drive, Perth - a charming three-bedroom end-terrace villa set within a popular and well-established residential area on the edge of North Muirton. Beautifully positioned for both convenience and lifestyle, this attractive home offers comfortable, well-proportioned accommodation perfectly suited to families, first-time buyers or those seeking a sound investment opportunity.

The property enjoys a peaceful setting while remaining close to excellent local amenities and reputable schooling. Scenic walks along the nearby River Tay are just moments away, providing the perfect balance between town living and access to nature. Located within the vibrant city of Perth, the home benefits from easy access to transport links and everyday essentials.

Internally, the accommodation is both welcoming and practical. The spacious lounge offers a bright and comfortable environment in which to relax or entertain, with natural light enhancing the sense of space. The breakfasting kitchen provides ample room for dining and day-to-day family life, complemented by generous worktop and storage space. A separate utility room adds further functionality, helping to keep household tasks neatly tucked away from the main living areas.

Upstairs, three well-proportioned bedrooms offer flexible accommodation, whether required for family living, guest space or a home office. The property benefits from gas central heating and double glazing throughout, ensuring warmth, efficiency and comfort all year round.

Externally, the home continues to impress. The front garden is laid to lawn and enhanced by mature bushes, creating an inviting first impression. To the rear, a fully enclosed garden provides a private and secure outdoor space, featuring a lawn and patio area ideal for outdoor dining, entertaining or simply enjoying the warmer months. Timber fencing surrounds the garden, offering both privacy and peace of mind.



# Key property features

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- ✓ Breakfasting kitchen
- ✓ Spacious lounge
- ✓ Utility room
- ✓ Riverside walks
- ✓ Rear garden laid to lawn and patio
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Close to local schools
- ✓ Close to local amenities
- ✓ Popular residential location

















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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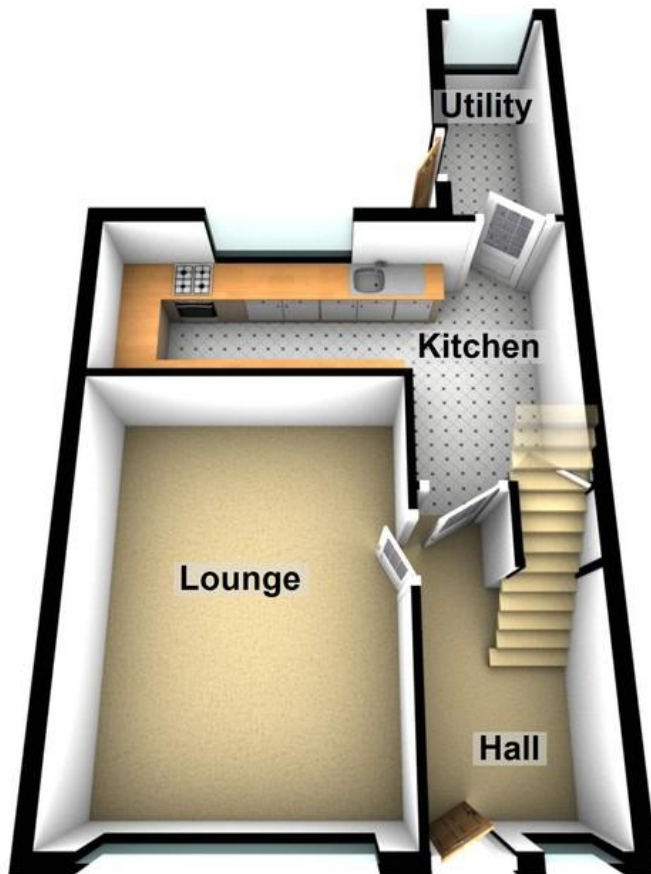
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# Floorplans

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Ground Floor



First Floor







# Property Room sizes

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## LOUNGE

11' 9" x 15' 8" (3.59m x 4.79m)

## KITCHEN

18' 1" x 6' 3" (5.52m x 1.92m)

## UTILITY ROOM

4' 1" x 9' 11" (1.27m x 3.03m)

## HALL

6' 0" x 11' 3" (1.83m x 3.44m)

## BEDROOM 1

11' 7" x 10' 0" (3.55m x 3.07m)

## BEDROOM 2

11' 7" x 9' 8" (3.55m x 2.96m)

## BEDROOM 3

9' 2" x 6' 4" (2.8m x 1.95m)

## BATHROOM

6' 9" x 5' 4" (2.06m x 1.65m)

## HALLWAY

6' 2" x 9' 8" (1.88m x 2.95m)

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](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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