

Buy your next home with Next Home

Leading Perthshire Estate Agency

4 Bruce Crescent, Perth, PH1 2RG

Offers Over £150,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

4 Bruce Crescent, Perth, PH1 2RG

Many thanks for your interest with 4 Bruce Crescent, Perth, PH1 2RG.

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

Next Home are delighted to bring to this well-proportioned three-bedroom end terraced villa, ideally positioned within a popular residential area of Perth and offering flexible accommodation suited to a range of buyers.

The property opens into a welcoming entrance hall leading to a bright and comfortable lounge, with ample space for everyday living and entertaining.

A separate dining room sits to the rear, enjoying a pleasant outlook and providing direct access to the garden, making it ideal for family life or relaxed evenings at home.

The kitchen is well laid out with good worktop and storage provision, offering excellent potential for further enhancement.

Upstairs, there are three well-sized bedrooms, all offering comfortable proportions, alongside a family bathroom.

The layout lends itself well to both growing families and those seeking additional home working space.

Externally, the property benefits from private gardens to the rear, offering a secure and manageable outdoor area, while the surrounding location provides easy access to local amenities, schooling and transport links.



Key property features

- ✓ Ideal for a family
- ✓ Ideal for a first-time buyer
- ✓ Chain free
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Well presented
- ✓ Gas central heating
- ✓ Double glazing
- ✓ 2 toilets
- ✓ Private garden









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

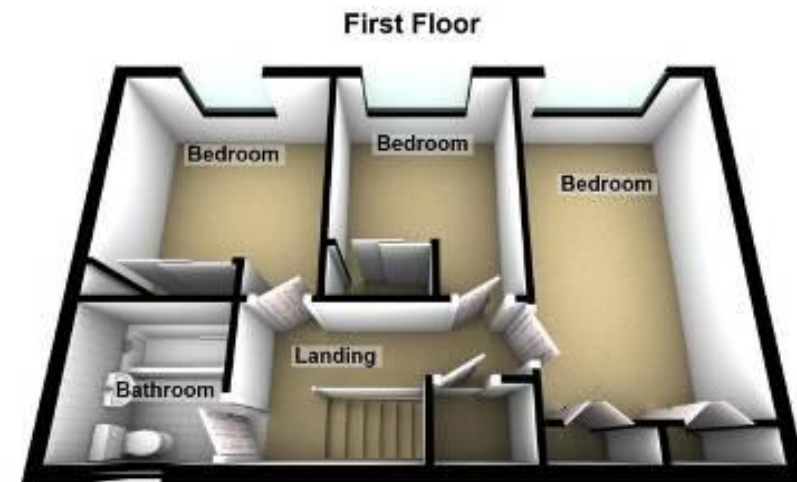
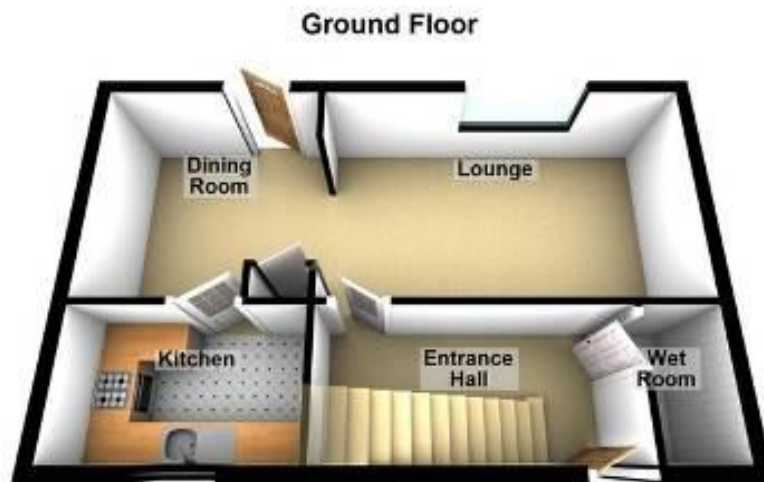
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

WET ROOM

LOUNGE

14' 5" x 10' 4" (4.39m x 3.15m)

DINING ROOM

10' 6" x 9' 9" (3.2m x 2.97m)

KITCHEN

9' x 8' 6" (2.74m x 2.59m)

BEDROOM

14' 5" x 8' 6" (4.39m x 2.59m)

BEDROOM

11' 2" x 9' 6" (3.4m x 2.9m)

BEDROOM

11' 2" x 6' 11" (3.4m x 2.11m)

BATHROOM

6' 3" x 6' 3" (1.91m x 1.91m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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