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ESTATE & LETTING AGENTS

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Buying with Next Home

1 Hillcrest Avenue, Perth, PH1 2BJ

Many thanks for your interest with 1 Hillcrest Avenue, Perth, PH1 2BJ.

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.

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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

Ideally positioned within the sought-after area of Perth, Hillcrest Avenue offers the perfect blend of peaceful residential living with excellent access to the city's wide range of amenities. The property enjoys a convenient location close to local shops, schools and transport links, while being just a short drive from Perth city centre, where residents can enjoy an excellent selection of independent retailers, cafés, restaurants, leisure facilities and cultural attractions.

Perth is a vibrant and historic city set on the banks of the River Tay, renowned for its beautiful riverside walks, stunning architecture and abundance of green spaces. The nearby North Inch and Moncrieffe Hill provide wonderful opportunities for walking, cycling and enjoying panoramic views across the surrounding countryside.

The city offers a fantastic choice of leisure and recreational facilities, including Perth Theatre, Perth Concert Hall, leisure centres, golf courses and the picturesque countryside of Perthshire right on the doorstep. With excellent road connections providing easy access to Dundee, Edinburgh, Glasgow and the Highlands, Perth is ideally placed for both commuting and exploring some of Scotland's most scenic landscapes.

Combining convenience, connectivity and an enviable lifestyle location, Hillcrest Avenue provides an excellent opportunity to enjoy all that Perth and Perthshire have to offer.





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Property Summary

Next Home Estate Agents are delighted to present this exceptional three bed room detached bungalow, occupying an elevated position within the popular residential area of Hillcrest Avenue, Perth. Fully renovated by the current owner and finished to an exceptionally high standard throughout, this impressive home combines stylish modern living with spacious accommodation and breathtaking panoramic views across Perth city towards the iconic Kinnoull Hill.

The property has been thoughtfully upgraded and beautifully presented, offering a true walk-in condition home where quality and attention to detail are evident throughout. The generous accommodation begins with a welcoming hallway leading to a bright and spacious lounge, where the elevated position allows the stunning outlook to become a real feature of the home.

The modern fitted kitchen provides a stylish and practical space for everyday living, while the versatile dining room can also be utilised as a third bedroom depending on individual requirements. There are two further well-proportioned double bedrooms, with the principal bed room benefiting from a private en-suite WC. A contemporary family bathroom completes the accommodation.

Excellent storage is available throughout the property, with additional space provided by a loft area accessed via a ladder, offering useful flexibility for storage. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the year.

Externally, the property continues to impress with beautifully landscaped mature gardens, thoughtfully planted to create a peaceful and private outdoor retreat. A dedicated seating area provides the perfect place to relax, entertain and enjoy the outstanding panoramic views across Perth and beyond. A private driveway provides convenient off-street parking.

Combining exceptional views, generous accommodation and a superb standard of renovation, this outstanding bungalow offers a rare opportunity to acquire a high-quality home in a desirable Perth location. Early viewing is highly recommended to fully appreciate the setting, finish and lifestyle on offer.



Key property features

- ✓ 3 Double bedrooms
- ✓ Fully renovated by current owner
- ✓ Spacious accommodation throughout
- ✓ Stunning panoramic views over Perth city to Kinnoull Hill
- ✓ Modern kitchen and bathroom
- ✓ Beautiful, mature gardens
- ✓ Off street parking
- ✓ Excellent storage
- ✓ Gas central heating and double glazing
- ✓ Popular residential location















Have a property to sell?

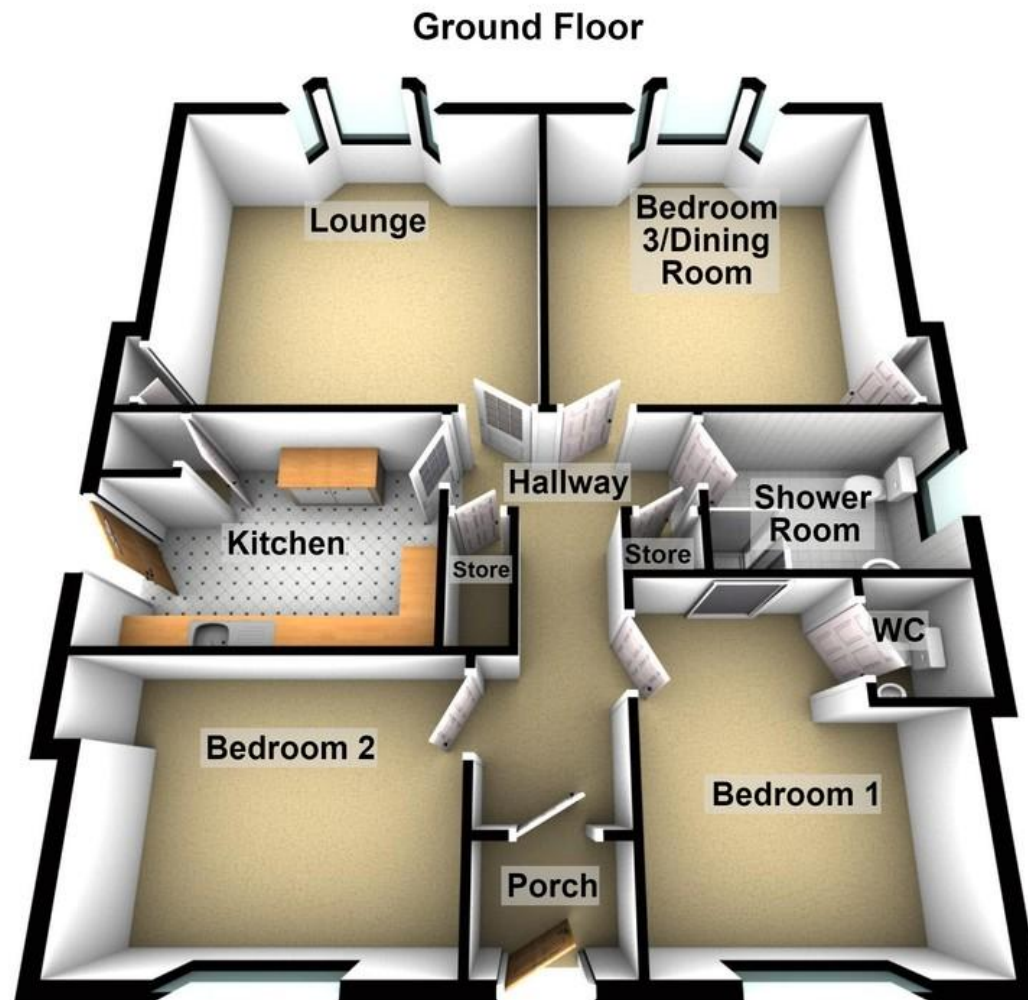
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

PORCH

4' x 3' 8" (1.22m x 1.12m)

HALLWAY

14' 9" x 11' 10" (4.5m x 3.61m)

LOUNGE

15' x 13' 10" (4.57m x 4.22m)

KITCHEN

11' 4" x 8' 9" (3.45m x 2.67m)

DINING ROOM

13' 11" x 13' 9" (4.24m x 4.19m)

BATHROOM

9' 5" x 6' (2.87m x 1.83m)

BEDROOM 1

12' 8" x 11' 11" (3.86m x 3.63m)

ENSUITE WC

4' 4" x 4' 8" (1.337m x 1.423m)

BEDROOM 2

14' 2" x 9' 10" (4.32m x 3m)

ATTIC

16' 10" x 13' 6" (5.13m x 4.11m)

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

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