



5 South Inch Park, Perth, PH2 8BU

Offers Over £235,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

5 South Inch Park, Perth, PH2 8BU

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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

South Inch Park enjoys a highly convenient location close to Perth city centre and the beautiful South Inch parklands. The area is ideal for those looking to enjoy city living while remaining close to open green space, riverside walks and everyday amenities. Perth city centre is within easy reach, offering an excellent selection of shops, cafés, restaurants, leisure facilities and cultural attractions.

Perth Railway Station and Bus Station are also conveniently located nearby, making the area well suited to commuters. Excellent road links provide straightforward access to the A9 and M90, connecting Perth with Dundee, Edinburgh, Stirling and beyond.

Local schools and supermarkets are also readily accessible, making this a popular and practical location for families and professionals alike.





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Property Summary

This spacious and well-presented three-bedroom home offers generous family accommodation, excellent storage and a fantastic enclosed rear garden.

The ground floor opens into a welcoming entrance hall with useful understair storage. The bright and spacious lounge enjoys plenty of natural light and leads through to the impressive dining kitchen, which offers an excellent range of fitted units, integrated appliances and ample space for a family dining table.

From the kitchen, access is provided to a large conservatory overlooking the rear garden, creating a fantastic additional living space with French doors opening outside. A particularly useful utility room provides further storage, laundry facilities and direct garden access. This space has been adapted from the garage and could potentially be converted back if required.

Upstairs are three well-proportioned bedrooms. The principal bedroom is a generous double with fitted mirrored wardrobes, while the second double bedroom also benefits from built-in storage. The third bedroom provides flexibility as a child's room, guest bedroom or home office. Completing the accommodation is a modern family bathroom with shower over bath and underfloor heating.

Externally, a monoblock driveway provides off-street parking to the front. The generous rear garden is fully enclosed and predominantly laid to lawn, with gravelled areas and a partially covered deck providing an ideal space for outdoor dining and entertaining.



Key property features

- ✓ Ideal family home
- ✓ Close to the South Inch
- ✓ Popular residential area
- ✓ Gas central heating
- ✓ Landscaped garden
- ✓ Single Garage
- ✓ Close to all local amenities
- ✓ Large conservatory
- ✓ Well presented
- ✓ 3 bedrooms













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?

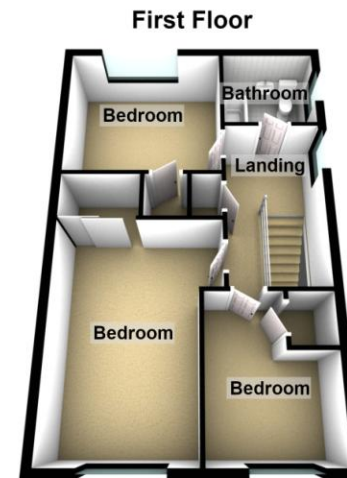
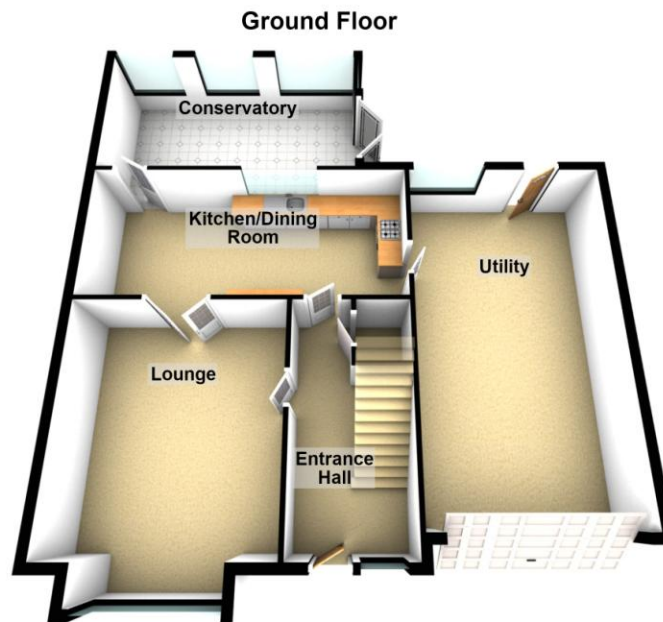
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

15' 5" x 5' 11" (4.7m x 1.8m)

LOUNGE

18' 7" x 11' 9" (5.66m x 3.58m)

KITCHEN/DINER

21' 9" x 9' 3" (6.63m x 2.82m)

CONSERVATORY

13' 9" x 9' 6" (4.19m x 2.9m)

UTILITY AREA/GARAGE

13' 5" x 9' 3" (4.09m x 2.82m)

LANDING

8' 11" x 6' 5" (2.72m x 1.96m)

BEDROOM

15' 11" x 11' 3" (4.85m x 3.43m)

BEDROOM

10' 10" x 10' (3.3m x 3.05m)

BEDROOM

8' 11" x 8' 7" (2.72m x 2.62m)

BATHROOM

6' 10" x 6' 1" (2.08m x 1.85m)

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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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

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