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Leading Perthshire Estate Agency

Locheil, 68 Wilson Street, Perth, PH2 0EY

Offers Over £275,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

68 Wilson Street, Perth, PH2 0EY

Many thanks for your interest with 68 Wilson Street, Perth, PH2 0EY.

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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Next Home's
Buying Guide



Next Home
Open Days

About the Area

Craigie is a popular and well-established residential area on the eastern side of Perth, offering an excellent combination of convenient city living, attractive green spaces and easy access to the surrounding countryside. Its established residential setting and proximity to Perth city centre make it a particularly appealing choice for families, couples and professionals.

The area benefits from a range of local shops and everyday amenities, with highly regarded schools, healthcare facilities and leisure opportunities close by. Regular bus services provide convenient access to Perth city centre, where residents can enjoy an extensive choice of shops, cafés, restaurants, bars and cultural attractions.

Perth itself is an attractive and vibrant city set on the banks of the River Tay, surrounded by some of Scotland's finest countryside. The city offers an excellent range of leisure facilities, including Perth Theatre and Concert Hall, Perth Leisure Pool and the extensive North Inch and South Inch parks. There are also numerous sporting clubs, gyms, golf courses and recreational activities.

Outdoor enthusiasts are particularly well catered for, with scenic walking and cycling routes throughout the city and along the River Tay. Nearby Kinnoull Hill is a popular destination for walkers, offering woodland trails and spectacular panoramic views across Perthshire. Other attractions within easy reach include the magnificent Scone Palace, Huntingtower Castle and Branklyn Garden.

Craigie also enjoys excellent transport links, with convenient access to the A90, A9 and M90 providing straightforward connections to Dundee, Edinburgh, Glasgow and beyond. Perth Railway Station offers regular services to major Scottish cities.

Combining a convenient residential location with excellent amenities, transport connections, leisure facilities and beautiful surrounding countryside, Craigie provides an ideal base from which to enjoy everything Perth and wider Perthshire have to offer.





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Property Summary

Next Home Estate Agents are delighted to present this charming three-bedroom semi-detached Victorian home, ideally situated on Wilson Street, one of Perth's most desirable residential addresses. Retaining a wealth of period character, including high ceilings and ornate cornicing, this spacious property offers generous accommodation and excellent potential for modernisation and personalisation.

The ground floor comprises a welcoming entrance hall, a bright lounge featuring an attractive bay window and a spacious dining room which flows through to the lengthy kitchen. An understairs cupboard off the dining room provides useful additional storage. The kitchen, with all white goods included, leads directly into a delightful sun room overlooking the rear garden, creating a lovely space to relax and enjoy the peaceful outlook. A convenient WC completes the ground floor accommodation.

A staircase leads to a mid-level landing where the family bath room is located, featuring both a bath and separate shower. The staircase continues to the first floor, where there are three well-proportioned bedrooms. The principal bedroom looks out over the front of the property while bedroom 2 benefits from useful built-in storage. The remaining bedroom offers excellent flexibility for family living, guests or home working.

Externally, the property boasts a substantial mature rear garden enjoying a desirable south-facing aspect. Laid to lawn, mature planting and a feature rockery, the garden provides a superb private outdoor space with plenty of scope for gardening enthusiasts. Two garden sheds, both benefiting from power, and a greenhouse provide excellent additional storage and practical space.

Off-street parking further enhances the property's appeal, while the sought-after location provides convenient access to Perth city centre, local schools, shops and a wide range of amenities.

Although the interior would benefit from modernisation and upgrading, the property presents a fantastic opportunity to create a superb family home while retaining its original character and charm. With its generous proportions, period features, substantial south-facing garden and enviable location, 68 Wilson Street represents a rare opportunity to acquire a Victorian property in one of Perth's most desirable streets.



Key property features

- ✓ 2 Double bedrooms 1 single
- ✓ 3 Reception rooms
- ✓ Retains period features
- ✓ Spacious accommodation throughout
- ✓ Sun room
- ✓ Long mature garden with south facing aspect
- ✓ 2 Garden sheds and greenhouse
- ✓ Sought after residential location
- ✓ Gas central heating
- ✓ Close to local amenities & schooling















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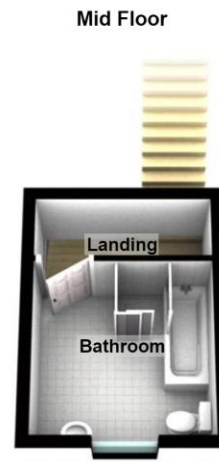
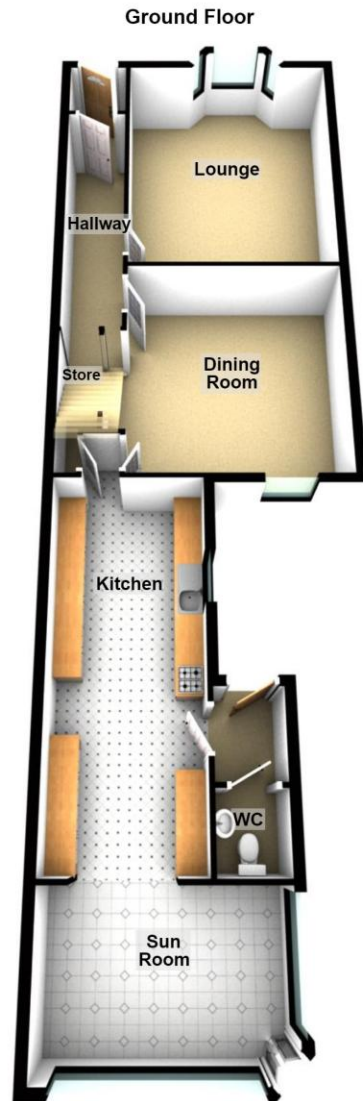
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

LOUNGE

13' 9" x 16' 10" (4.195m x 5.152m)

DINING ROOM

14' 6" x 14' 11" (4.432m x 4.572m)

KITCHEN

8' 10" x 24' 1" (2.696m x 7.36m)

SUN ROOM

13' 2" x 8' 11" (4.017m x 2.730m)

WC

3' 6" x 4' 8" (1.085m x 1.437m)

BATHROOM

8' 1" x 8' 1" (2.471m x 2.464m)

BEDROOM 1

10' 8" x 14' 8" (3.271m x 4.479m)

BEDROOM 2

9' 2" x 12' 1" (2.804m x 3.707m)

BEDROOM 3

7' 0" x 11' 6" (2.144m x 3.525m)

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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