



Leading Perthshire Estate Agency

128 Glasgow Road, Perth, PH2 0LU

Offers Over £485,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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128 Glasgow Road, Perth, PH2 0LU

Many thanks for your interest with 128 Glasgow Road, Perth, PH2 0LU.

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 reknown 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.

# Next Home your number 1 choice for property sales



FREE Valuations



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

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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.





Next Home are delighted to bring to the market this impressive five-bedroom semi-detached period home extending to approximately 2,300 sq ft, set within one of Perth's most established and desirable residential addresses.

This elegant property has been sympathetically restored, retaining a wealth of original features while being thoughtfully updated for modern living. Throughout the home, sash and case windows, high ceilings, ornate cornicing and tasteful décor create a refined yet welcoming atmosphere.

A welcoming entrance hallway immediately sets the tone, featuring an attractive traditional staircase with a stained-glass window leading to the upper floor. Off the hallway sits a modern bathroom, conveniently placed for everyday family use.

The sitting room is a warm and inviting space, enhanced by a bay window and a wood-burning stove, making it ideal for relaxed evenings.

A separate lounge, also benefitting from a bay window, features bespoke shelving and offers a versatile additional reception room, suitable as a family room, snug or more formal living space.

A dedicated dining room provides an excellent setting for entertaining and family meals.

To the rear, the modern kitchen is finished with marble worktops and offers a stylish yet practical heart to the home. This leads through to a rear lobby, from which there is access to a utility room and a modern shower room, adding excellent functionality to the ground floor layout.

The staircase leads to a large and bright landing, from which the bedroom accommodation is accessed. There are four generous double bedrooms, all benefitting from built-in storage. The two front-facing bedrooms enjoy attractive open views across Perth, adding to their appeal.

A study provides an ideal space for home working or additional storage. A WC and access to the loft complete the upper floor.

There is wrap around garden to the front and side which is laid to lawn with a patio area for outdoor dining. Additionally, there is rear garden, and off-street parking is provided via a driveway which can fit multiple vehicles.



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# Key property features

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- ✓ 4 double bedrooms
- ✓ Study
- ✓ 3 public rooms
- ✓ Modern Kitchen & bathroom
- ✓ Sought after area
- ✓ Ideal for a family
- ✓ Elevated views over Perth
- ✓ Ideal for the commuter
- ✓ Private garden
- ✓ Traditional features throughout



















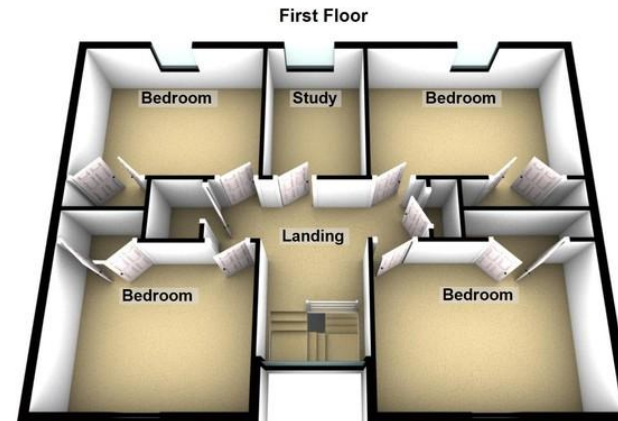
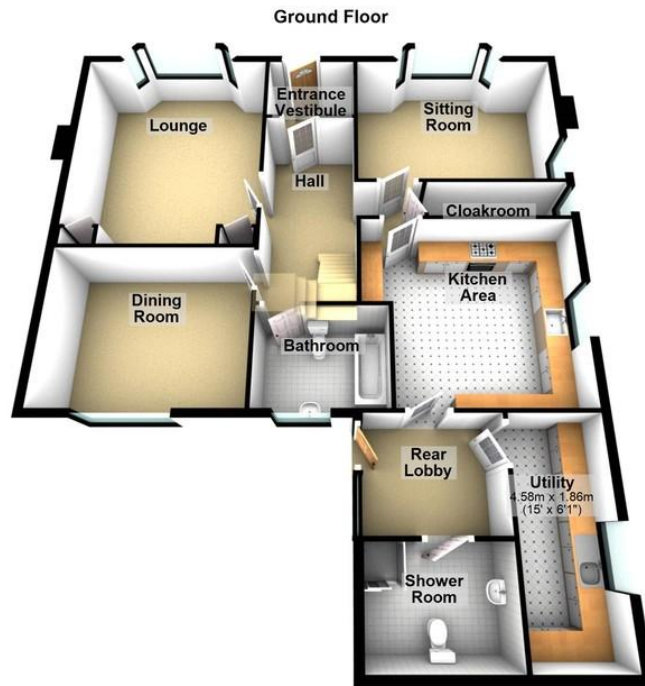






# Floorplans

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# Property Room sizes

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## ENTRANCE VESTIBULE

## HALL

## LOUNGE

*15' 2" x 12' 6" (4.62m x 3.81m)*

## SITTING ROOM

*14' 11" x 10' 9" (4.55m x 3.28m)*

## DINING ROOM

*12' 8" x 12' 6" (3.86m x 3.81m)*

## KITCHEN/DINER

*13' 5" x 12' (4.09m x 3.66m)*

## UTILITY ROOM

*12' 10" x 5' 11" (3.91m x 1.8m)*

## REAR LOBBY

*7' 7" x 7' 7" (2.31m x 2.31m)*

## SHOWER ROOM

*7' 1" x 4' 11" (2.16m x 1.5m)*

## BATHROOM

*8' 6" x 6' 10" (2.59m x 2.08m)*

## LANDING

## BEDROOM

*13' 4" x 12' (4.06m x 3.66m)*

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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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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