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Leading Perthshire Estate Agency

18 Oronsay Court, Perth, PH1 3TX

Offers Over £145,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

18 Oronsay Court, Perth, PH1 3TX

Many thanks for your interest with 18 Oronsay Court, Perth, PH1 3TX.

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

North Muirton is a popular residential area on the northern edge of Perth, offering a convenient combination of established community amenities, green spaces and excellent access to the city centre. The area is well served by local shops, primary schooling, public transport and everyday facilities, making it an appealing choice for families, first-time buyers and those looking for a well-connected residential setting.

A particular attraction is the easy access to the River Tay and surrounding countryside, providing excellent opportunities for walking, cycling and enjoying the outdoors. Nearby North Muirton Community Centre and local parks provide additional recreational opportunities, while the area's location makes commuting straightforward, with excellent road links to the A9, M90 and wider Perthshire.

Perth itself offers an excellent blend of city convenience and beautiful surroundings. The city centre provides a wide selection of shops, cafés, restaurants, bars and leisure facilities, together with cultural attractions including Perth Theatre, Perth Concert Hall and the historic Perth Museum. The city also boasts attractive green spaces such as North Inch, perfect for walking, recreation and relaxing beside the River Tay.

For those who enjoy the outdoors, Perthshire's renowned countryside is right on the doorstep, with numerous walking and cycling routes, scenic viewpoints, golf courses and opportunities for fishing and other outdoor pursuits. Scone Palace, Kinnoull Hill and the River Tay are all within easy reach.

With excellent transport connections, a thriving city centre and some of Scotland's most attractive countryside nearby, North Muirton offers a convenient and well-balanced lifestyle for residents of all ages.



Property Summary

Next Home Estate Agents are delighted to present this immaculately maintained two bedroom end-terrace home with versatile box room, situated within the popular residential area of Oronsay Court, Perth. Finished to a high standard and presented in true walk-in condition, this stylish property offers bright, spacious and contemporary accommodation, making it an ideal choice for first-time buyers, young families or downsizers.

The generous lounge provides a comfortable and welcoming living space, while the modern contemporary kitchen has been finished to an excellent standard, offering a stylish and practical environment for everyday living and entertaining. There are two well-proportioned double bedrooms, complemented by a versatile box room which could provide useful storage, a home office or additional living space.

A modern shower room completes the accommodation, while neutral décor throughout creates a bright and timeless feel. Double glazing and gas central heating ensure comfort and efficiency throughout the year.

Externally, the property benefits from a low-maintenance private garden laid predominantly to patio, creating a superb sun-trap and an ideal space for outdoor seating, entertaining or simply relaxing. Additional external storage is provided by a useful store equipped with power, offering excellent potential for hobbies, workshop use or secure storage.

The property also benefits from access to a residential parking court, providing convenient parking close to the home. The location is particularly appealing, being within easy reach of local schools, amenities and picturesque riverside walks, while Perth city centre and its wider range of shopping, leisure and transport facilities are readily accessible.

Combining modern styling, spacious accommodation and a highly convenient location, this excellent home represents a fantastic opportunity to acquire a property requiring little or no work. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.



Key property features

- ✓ 2 Double bedrooms with built in storage
- ✓ Modern kitchen
- ✓ Modern shower room
- ✓ Move-in condition
- ✓ Sun trap garden laid to patio
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Parking court
- ✓ Close to riverside walks
- ✓ Close to local amenities & schooling











Have a property to sell?

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

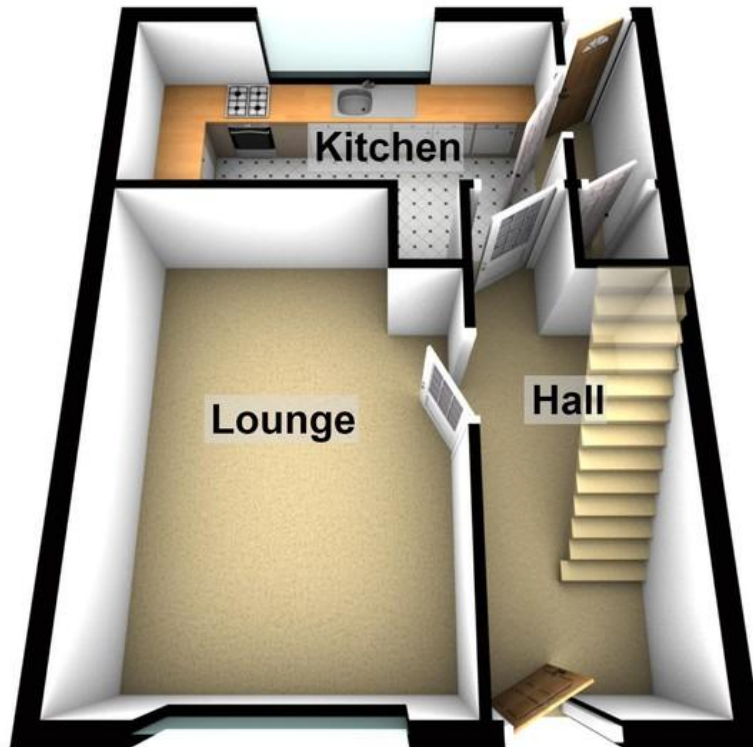


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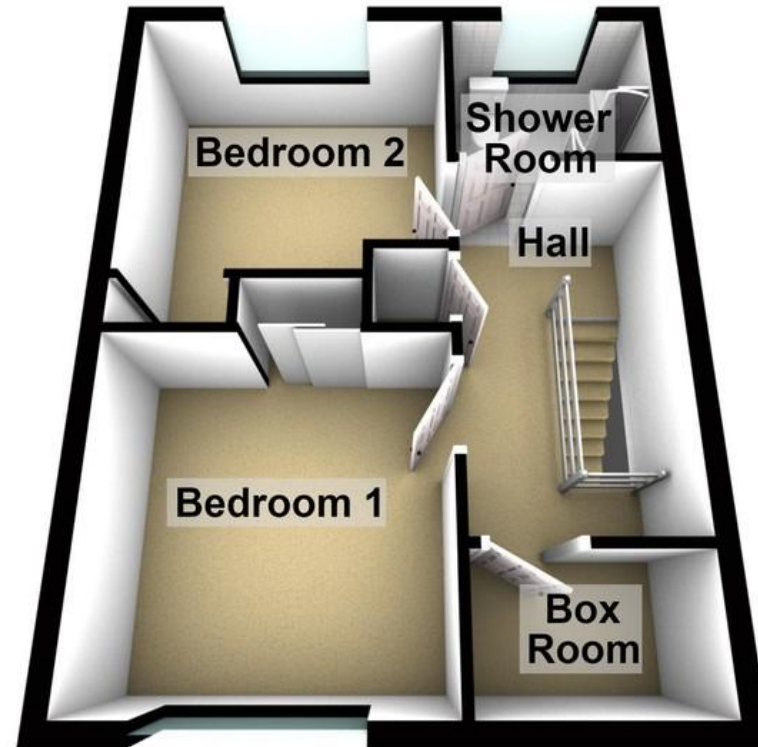
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Floorplans

Ground Floor



First Floor





Property Room Sizes

HALLWAY

6' 0" x 15' 8" (1.832m x 4.789m)

LOUNGE

11' 7" x 15' 5" (3.542m x 4.715m)

KITCHEN/DINER

14' 7" x 6' 4" (4.449m x 1.939m)

BEDROOM 1

9' 7" x 11' 7" (2.936m x 3.531m)

BEDROOM 2

11' 7" x 12' 2" (3.534m x 3.712m)

BOX ROOM

6' 2" x 4' 6" (1.899m x 1.389m)

SHOWER ROOM

6' 9" x 5' 6" (2.081m x 1.685m)

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

The only Perthshire estate agent available 7 days until 9pm

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