

Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Elm Gardens, Perth, PH1 1ES

Offers Over £250,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

5 Elm Gardens, Perth, PH1 1ES

Many thanks for your interest with 5 Elm Gardens, Perth, PH1 1ES.

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

Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity.

Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.



Property Summary

Next Home are delighted to the market this rare opportunity to purchase this 2-bedroom detached bungalow situated in the most sought-after area of Perth.

The property is presented in move in condition and is ideal for a range of buyers with accommodation set on the one level and comprises: Vestibule, entrance hall with access to partially floored attic, spacious lounge with ample room for a range of free-standing furniture, dining area, well-presented kitchen, 2 double bedrooms and shower room.

To the front there is off-street parking that leads to a single garage.

The rear garden is fully enclosed and private garden with a summer house, patio which is ideal for the summer months.

There is also a timber shed included in the sale.

Gas central heating and double glazing throughout.



Key property features

- ✓ Detached bungalow
- ✓ 2 double bedrooms
- ✓ Open plan lounge/dining room
- ✓ Single garage
- ✓ Private garden
- ✓ Rare to the market
- ✓ Popular residential area
- ✓ Chain free









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

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

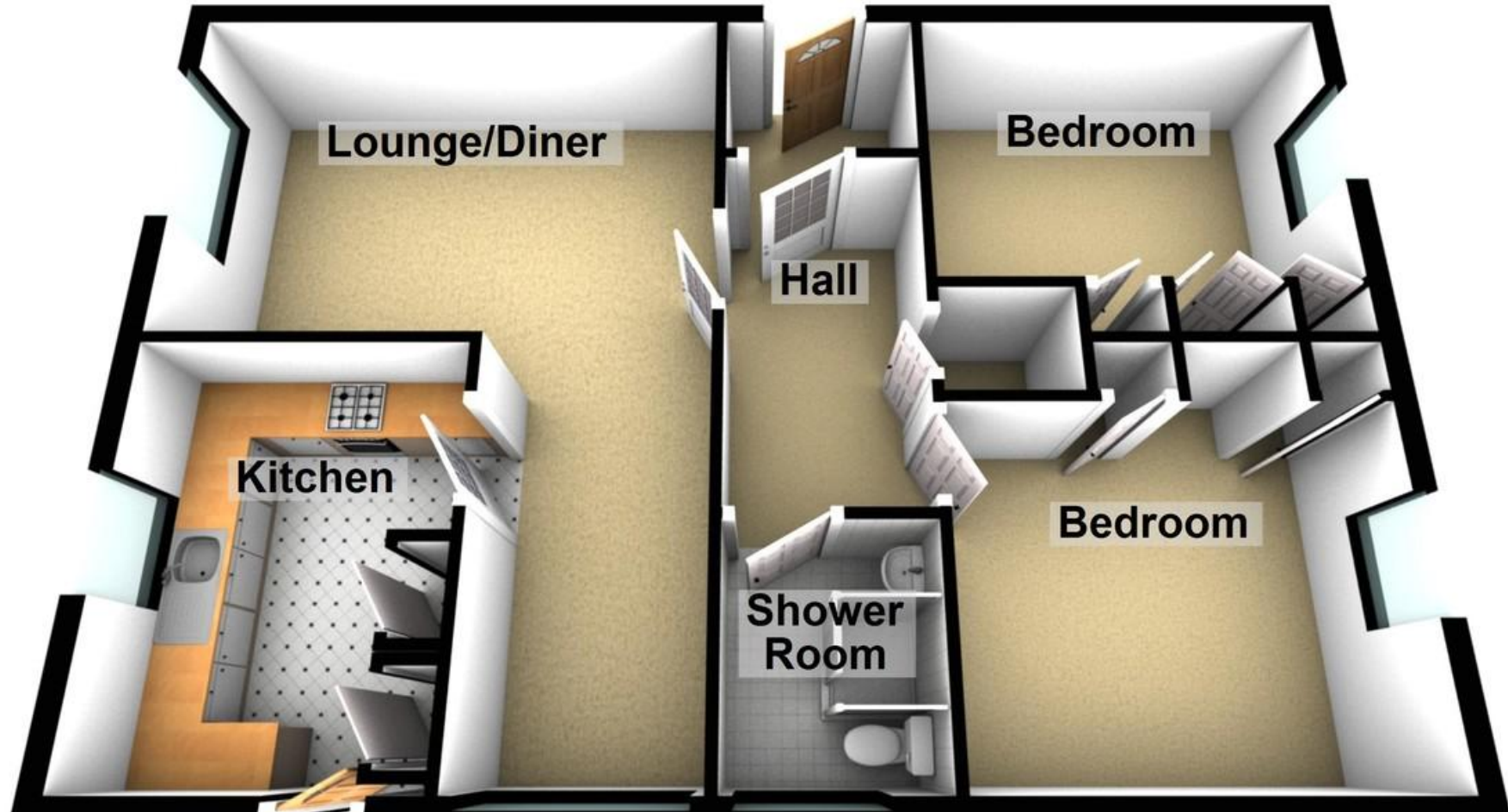


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Floorplans

Ground Floor





Property Room sizes

VESTIBULE

5' 2" x 3' 1" (1.57m x 0.94m)

HALL

13' 1" x 5' 6" (3.99m x 1.68m)

LOUNGE

17' x 14' (5.18m x 4.27m)

DINING AREA

11' 8" x 8' 1" (3.56m x 2.46m)

KITCHEN

11' 4" x 9' 2" (3.45m x 2.79m)

BEDROOM

11' 1" x 10' 9" (3.38m x 3.28m)

BEDROOM

11' x 9' 8" (3.35m x 2.95m)

SHOWER ROOM

8' 4" x 5' (2.54m x 1.52m)

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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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

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