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15 Auld Mart Road, Huntingtower, Perth, PH1 3HD

Offers Over £249,950

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ESTATE & LETTING AGENTS

Buying with Next Home

15 Auld Mart Road, Huntingtower, Perth, PH1 3HD

Many thanks for your interest with 15 Auld Mart Road, Huntingtower, Perth, PH1 3HD.

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

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














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Property Summary

Next Home are delighted to bring to the market this immaculately presented 3 bedroom semi-detached villa situated in the sought after newly developed area of Huntingtower, Perth.

The property would be ideal for a host of buyers with spacious accommodation set over 2 levels comprising: Entrance hall with w/c and a built in cupboard for storage, a bright and modern open plan kitchen/dining room with ample room for a range of furniture, lounge with dual aspect windows for natural light and patio doors leading to the rear garden, a carpeted stairwell leads to the 1st floors and gives access to 3 bedrooms with the principal bedroom benefiting from built in mirrored wardrobes, uninterrupted countryside views and a en-suite shower room. A family bathroom completes the property.

The rear garden is fully enclosed with timber fencing with an easy to maintain lawn and a patio area.

A bonus for this property is the 2 allocated parking spaces.

Gas central heating and double glazing throughout.





Key property features

- Immaculately presented
- 3 Bedrooms
- 2 allocated parking spaces
- Lovely countryside views
- Private garden
- Popular residential area
- Ideal for the commuter
- Gas central heating
- Kitchen/dining room
- Principal en-suite




























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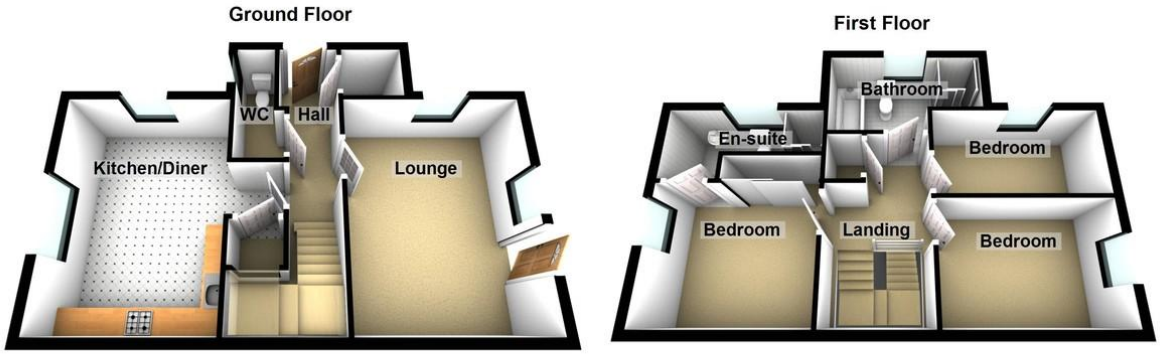







Have a property to sell?
An expert from our local branch will provide you with the most accurate valuation.
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Floorplans


Ground Floor
WC
Hall
Kitchen/Diner
Lounge
First Floor
Bathroom
En-suite
Bedroom
Bedroom
Landing
Bedroom

Property Room sizes

HALL

LOUNGE
15a' 7" x 10' 8" (4.75m x 3.25m)
KITCHEN/DINER
15' 5" x 8' 6" (4.7m x 2.59m)
W/C
8' 3" x 3' (2.51m x 0.91m)
BEDROOM
9' 11" x 9' 2" (3.02m x 2.79m)
EN-SUITE
8' 9" x 3' 10" (2.67m x 1.17m)

BEDROOM
10' 9" x 8' 7" (3.28m x 2.62m)
BEDROOM
10' 9" x 6' 5" (3.28m x 1.96m)
BATHROOM
6' 9" x 6' 6" (2.06m x 1.98m)

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

The only Perthshire estate agent available 7 days until 9pm

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The Property Ombudsman

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