



20 Pitcullen Crescent, Perth, PH2 7HT

Offers Over £275,000

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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20 Pitcullen Crescent, Perth, PH2 7HT

Many thanks for your interest with 20 Pitcullen Crescent, Perth, PH2 7HT.

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

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Pitcullen Crescent enjoys a peaceful residential setting within easy reach of Perth city centre, making it ideal for those looking for a quieter location without sacrificing convenience.

A wide range of shops, cafés, restaurants and leisure facilities are available nearby, while local schools, supermarkets and everyday amenities are also within easy reach. Perth's attractive parks, riverside walks and the North Inch provide excellent outdoor space close by.

The area is well connected for commuters, with straightforward access to the A9, A90 and wider motorway network, linking Perth with Dundee, Stirling, Edinburgh and beyond.



## Property Summary

20 Pitcullen Crescent is a charming and deceptively spacious traditional home, ideally positioned in a quiet residential area within easy reach of Perth city centre.

Offering generous room sizes, flexible accommodation and a substantial private garden, the property has plenty of character and scope for a variety of buyers.

The ground floor includes a bright front-facing lounge, a spacious kitchen/diner and a separate utility room. There is also a double bedroom, WC and a large wet room which was formerly used as a dining room/bedroom, highlighting the flexibility of the layout and offering potential to adapt the space to suit individual needs.

Upstairs are two further well-proportioned bedrooms, a shower room and useful storage, including a walk-in wardrobe and eaves space.

The property retains a lovely traditional feel throughout, with generous proportions, attractive architectural details and large windows allowing plenty of natural light.



# Key property features

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- ✓ Ideal for a family
- ✓ Chain free
- ✓ Large private garden
- ✓ Single garage
- ✓ Traditional features throughout
- ✓ Spacious rooms throughout
- ✓ Off-street parking
- ✓ Gas central heating
- ✓ Shower room & WC
- ✓ Utility room











# Have a property to sell?

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



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# Floorplans

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# Property Room Sizes

## VESTIBULE

## HALL

12' 9" x 5' 10" (3.9m x 1.8m)

## LOUNGE

18' 0" x 14' 9" (5.5m x 4.5m)

## KITCHEN/DINER

12' 9" x 12' 9" (3.9m x 3.9m)

## UTILITY ROOM

17' 0" x 6' 6" (5.2m x 2m)

## BEDROOM(GROUND FLOOR)

12' 9" x 12' 9" (3.9m x 3.9m)

## WETROOM(FORMER BEDROOM)

12' 9" x 12' 9" (3.9m x 3.9m)

## LANDING

8' 10" x 6' 6" (2.7m x 2m)

## BEDROOM

17' 8" x 13' 1" (5.4m x 4m)

## WALK-IN WARDROBE

6' 6" x 4' 7" (2m x 1.4m)

## BEDROOM

19' 0" x 13' 1" (5.8m x 4m)

## SHOWER ROOM

8' 10" x 6' 6" (2.7m x 2m)

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](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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