

# Buy your next home with Next Home

Leading Perthshire Estate Agency

34 Monart Road, Perth, PH1 5UQ

Offers Over £300,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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34 Monart Road, Perth, PH1 5UQ

Many thanks for your interest with 34 Monart Road, Perth, PH1 5UQ.

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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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

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A rare opportunity to purchase this immaculately presented THREE BEDROOM PENTHOUSE MAISONETTE APARTMENT with lift facility, large balcony and magnificent views over the city of Perth.

The spacious accommodation over 2 floors comprises entrance hall; open plan living/dining/kitchen with integrated appliances; double bedroom with fitted wardrobe; large storage cupboard and modern shower room on the upper floor together with a contemporary bathroom and 2 further double bedrooms with fitted wardrobes, the principal having an en-suite shower room and balcony on the lower level.

There is double glazing and gas central heating throughout.

The property benefits from having a private parking space and there is a visitors parking space available.

Early viewing is highly recommended to appreciate the quality and quantity of accommodation on offer.



# Key property features

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- ✓ Penthouse Apartment
- ✓ Large Balcony
- ✓ Magnificent views
- ✓ Spacious accommodation
- ✓ Open plan Living Space
- ✓ 3 Double Bedrooms
- ✓ En-suite shower room, bathroom & additional shower room
- ✓ Lift facility
- ✓ Central location
- ✓ Parking and visitors parking



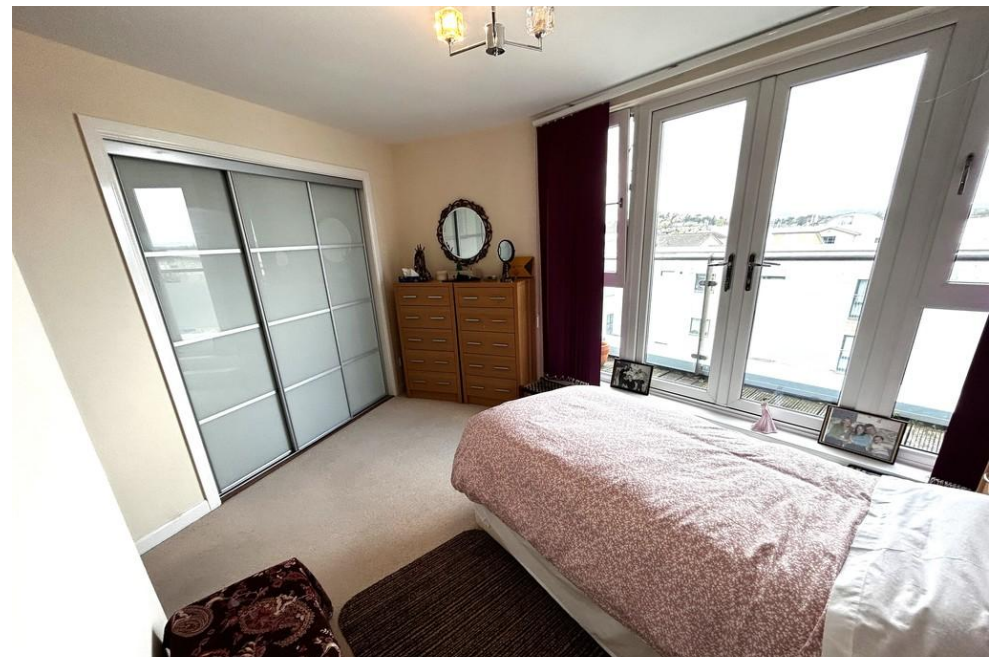














An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban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

# Have a property to sell?

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



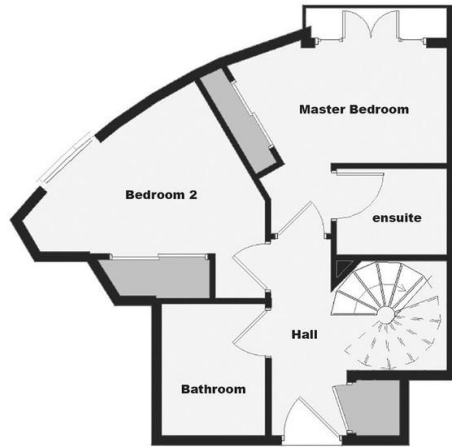
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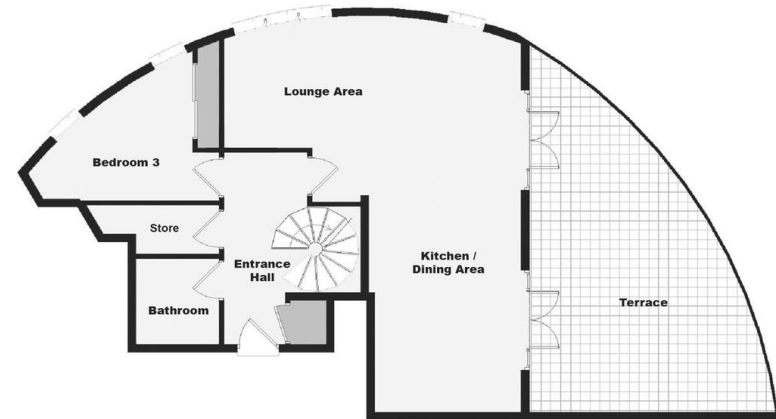


# Floorplans

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**LOWER FLOOR**



**UPPER FLOOR**



# Property Room Sizes

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## **ENTRANCE UPPER LEVEL**

*14' 5" x 7' 6" (4.39m x 2.29m)*

## **LOUNGE AREA**

*24' 9" x 15' 11" (7.54m x 4.85m)*

## **KITCHEN/DINING AREA**

*18' 1" x 11' 6" (5.51m x 3.51m)*

## **SHOWER ROOM**

*7' 5" x 4' 10" (2.26m x 1.47m)*

## **BEDROOM 3**

*16' 6" x 12' 11" (5.03m x 3.94m)*

## **ENTRANCE HALL LOWER LEVEL**

*11' 10" x 11' 9" (3.61m x 3.58m)*

## **BEDROOM 1**

*14' 10" x 14' 0" (4.52m x 4.27m)*

## **EN-SUITE**

*7' 5" x 5' 0" (2.26m x 1.52m)*

## **BEDROOM 2**

*15' 1" x 14' 10" (4.6m x 4.52m)*

## **BATHROOM**

*7' 10" x 6' 3" (2.39m x 1.91m)*

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](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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