## Buy your next home with Next Home

Leading Perthshire Estate Agency

36/3 North Methven Street, Perth, PH1 5PP

Offers Over £77,000



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## Buying with Next Home

36/3 North Methven Street, Perth, PH1 5PP

Many thanks for your interest in 36/3 North Methven Street, Perth, PH1 advice to all our buyers. 5PP.

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

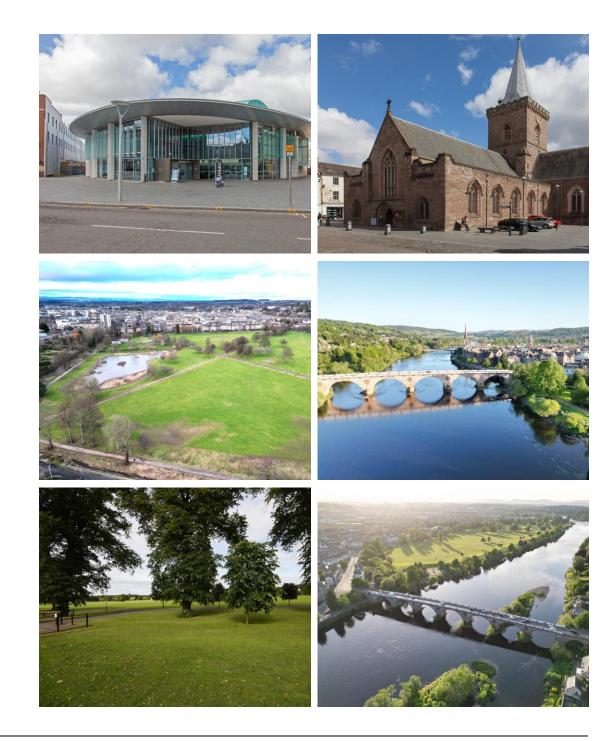
If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

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 bring to the market this well presented 1 bedroom 2nd floor apartment ideally situated in city of Perth.

The property would be ideal for a first time buyer with spacious accommodation comprising: Entrance hall with a cupboard and alcove providing good storage, bright and spacious lounge with space for a variety of free-standing furniture, tastefully decorated kitchen/dining room, a large double bedroom with triple built in mirrored wardrobes and a modern shower room.

Electric panel heating and double glazing throughout.





## Key property features

- ✓ Secure door entry system
- 🧡 Ideal for a first time buyer
- V Ideal for a buy to let
- 💙 Chain free
- Close to local amenities
- Spacious apartment
- ✓ Good storage





### Floorplans

SECOND FLOOR



#### Property Room Sizes

HALL

LOUNGE 13' 6" X 12' 2" (4.11M X 3.71M) KITCHEN 12' 1" X 8' 3" (3.68M X 2.51M) BEDROOM 12' 1" X 10' 1" (3.68M X 3.07M) SHOWER ROOM 8' X 5' (2.44M 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.



#### TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONEYOUR LOCAL BRANCH BELOW:

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#### 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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Next Home are proud to b members of the Property Ombudsman Scheme

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