



Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 7, 2 Atholl Street, Perth, PH1 5NH

Offers Over £105,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Flat 7, 2 Atholl Street, Perth, PH1 5NH

Many thanks for your interest with Flat 7, 2 Atholl Street, Perth, PH1 5NH.

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.

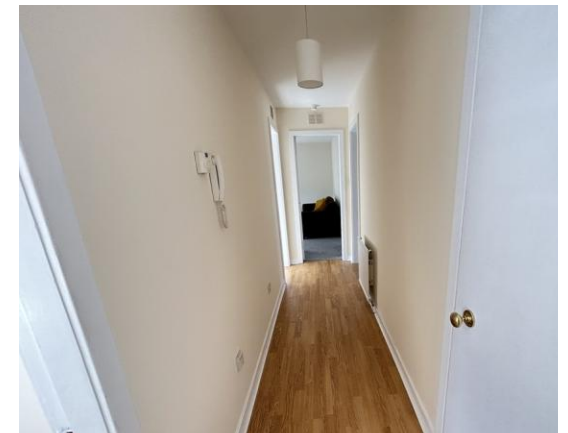
If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

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

The property is located adjacent to the North Inch Parklands which offer beautiful trail and Riverside walks on your doorstep. 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

We are delighted to bring to the market this Immaculately presented and freshly decorated First floor TWO BEDROOM APARTMENT situated adjacent to the North Inch Parklands.

The property is entered via a secure entry door system leading to a very well maintained carpeted communal stairwell.

The spacious and bright accommodation comprises entrance hall; lounge with space for dining and secondary glazing making it very peaceful; kitchen with white goods and large storage/utility cupboard off; principal bedroom with triple mirrored sliding doors and secondary glazed window; double bedroom with secondary glazed window and large walk in wardrobe/dressing room (located off the hall) with shelving and space for free standing furniture; bathroom with white suite, complementary tiling and shower over the bath.

Parking is available on street and permits are easily obtained.

Please note that all white goods, newly fitted carpets, flooring, curtains and furniture are included in the sale.



Key property features

- ✓ £5000 below Home Report Value
- ✓ Bright & Spacious Lounge
- ✓ Kitchen with white goods
- ✓ 2 Double Bedrooms
- ✓ Dressing Room & Excellent Storage
- ✓ North Inch Parklands and Lovely River Tay walks nearby
- ✓ Central Location & Secure Door Entry
- ✓ Gas Central Heating
- ✓ Sash & Case Windows
- ✓ Furniture & Newly fitted carpets included









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick exteriors and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text for a real estate advertisement.

Have a property to sell?

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



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Floorplans



Property Room Sizes

HALL

16' 5" x 3' 6" (5m x 1.07m)

LOUNGE

14' 2" x 13' 9" (4.32m x 4.19m)

KITCHEN

11' 1" x 7' 4" (3.38m x 2.24m)

BEDROOM

11' 9" x 8' 8" (3.58m x 2.64m)

BEDROOM

10' 9" x 7' 10" (3.28m x 2.39m)

BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m)

DRESSING ROOM/WALK IN WARDROBE

6' 2" x 6' 5" (1.88m x 1.96m)

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

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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