



23 Hulbert Court, Perth, PH1 2AR

Offers Over £155,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

23 Hulbert Court, Perth, PH1 2AR

Many thanks for your interest with 23 Hulbert Court, Perth, PH1 2AR.

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

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 2-bedroom 1st floor apartment situated in a popular area of Perth.

The property would be ideal for a first-time buyer with accommodation comprising: Entrance Hall with built in cupboards, living room which is open plan to a modern fully fitted kitchen with tiled underfloor heating, 2 double bedrooms with built in wardrobes and the principal bedroom benefiting from an en-suite shower room.

There is also a modern 3-piece bathroom suite.

There are 2 allocated parking spaces pertaining to the property and a communal garden.

Gas central heating.



Key property features

- ✓ Immaculately presented
- ✓ Underfloor heating in kitchen
- ✓ Principal en-suite shower room
- ✓ Secure door entry system
- ✓ Ideal for a first time buyer
- ✓ 2 allocated parking spaces
- ✓ Gas central heating
- ✓ Quiet location
- ✓ spacious apartment
- ✓ Good storage throughout.









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

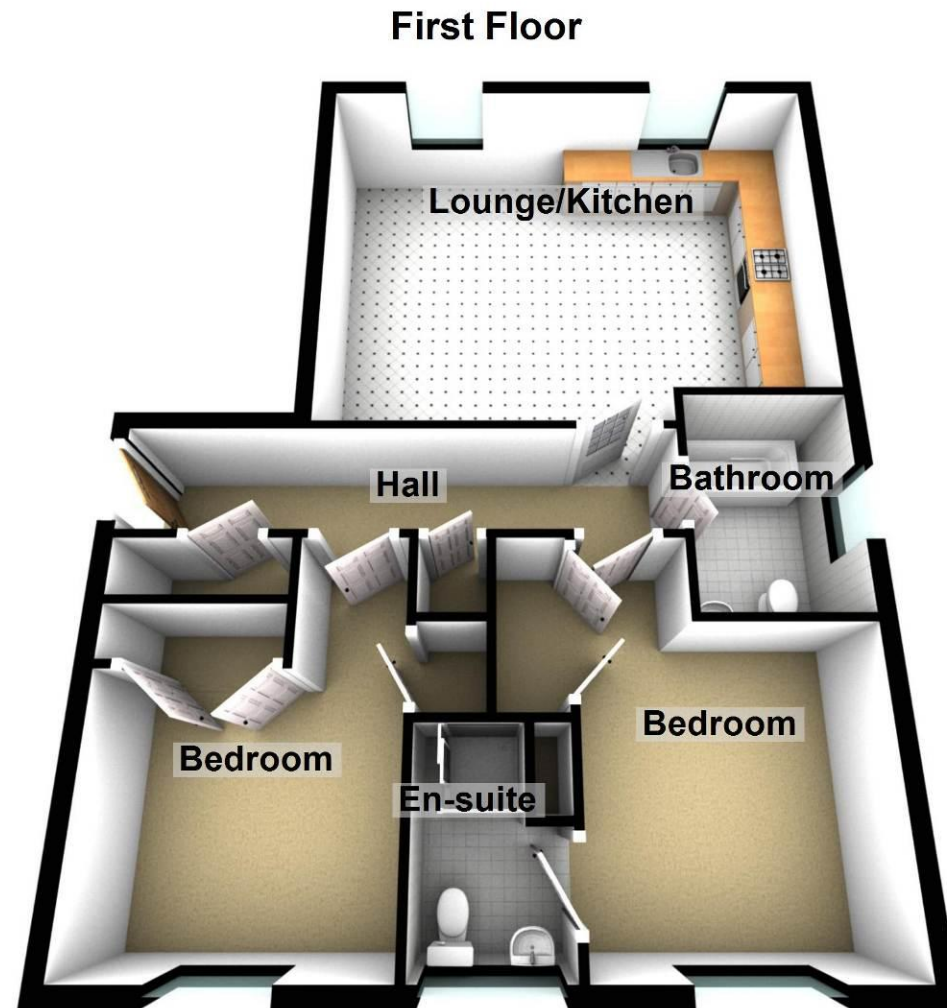
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LOUNGE/KITCHEN

18' 11" x 15' 8" (5.78m x 4.80m)

BEDROOM

11' 11" x 10' 1" (3.65m x 3.09m)

ENSUITE

8' 11" x 4' 7" (2.73m x 1.40m)

BEDROOM

9' 9" x 9' 8" (2.98m x 2.95m)

BATHROOM

9' 2" x 6' 0" (2.81m x 1.85m)

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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