

A photograph of a two-story stone house with a bay window and chimneys. The house is made of light-colored stone and has a dark roof. There are several windows, some with white frames and some with dark frames. A red door is visible in the center. The house is surrounded by greenery and a blue sky is in the background.

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ESTATE & LETTING AGENTS

Buying with Next Home

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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

We are delighted to bring to the market this spacious and well presented 2/3 bedroom ground floor apartment situated within a popular area very close to Perth city centre.

The spacious accommodation comprises entrance vestibule; hall with storage cupboard; lounge/bedroom 3 with feature bay window to the front; dining room/lounge with recessed alcove and rear facing window; kitchen with cooker and space for fridge freezer and washing machine together with door to the rear garden; modern bathroom with recently fitted white suite; 2 double bedrooms, one with fitted storage space.

There is double glazing and gas central heating throughout.

There are garden grounds to the front and rear of the property which are a mixture of lawn, paving, gravel chips and shrubs. Timber shed.



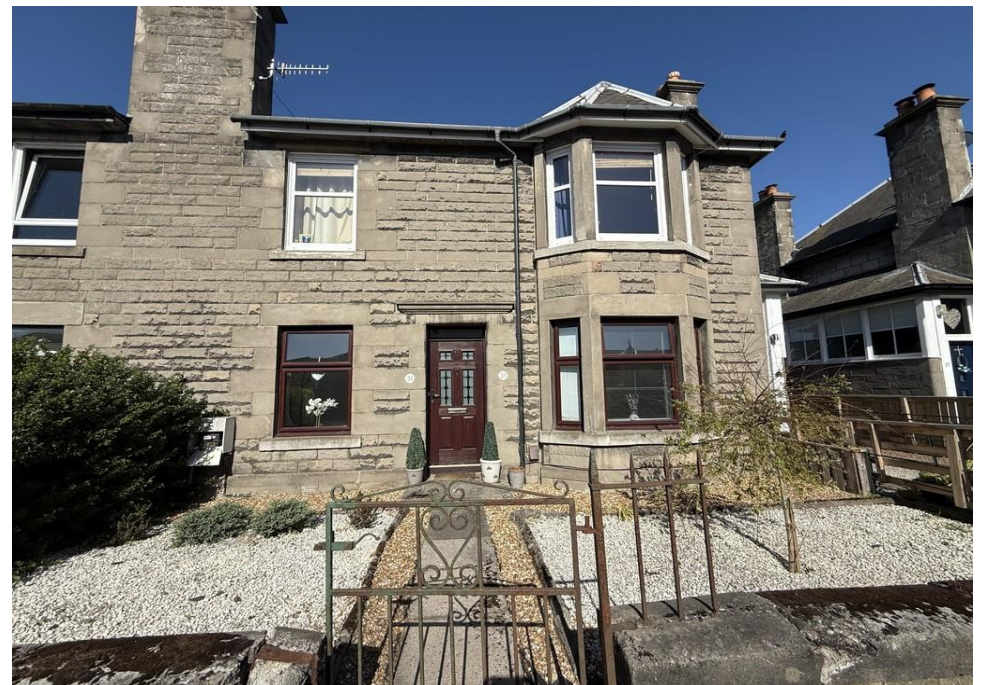
Key property features

- ✓ Self-contained ground floor apartment
- ✓ Bright Lounge
- ✓ Dining Room
- ✓ Kitchen with door to the rear
- ✓ 2 Double Bedrooms
- ✓ Modern Bathroom
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Front & Rear Gardens
- ✓ Close to all amenities









An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

Have a property to sell?

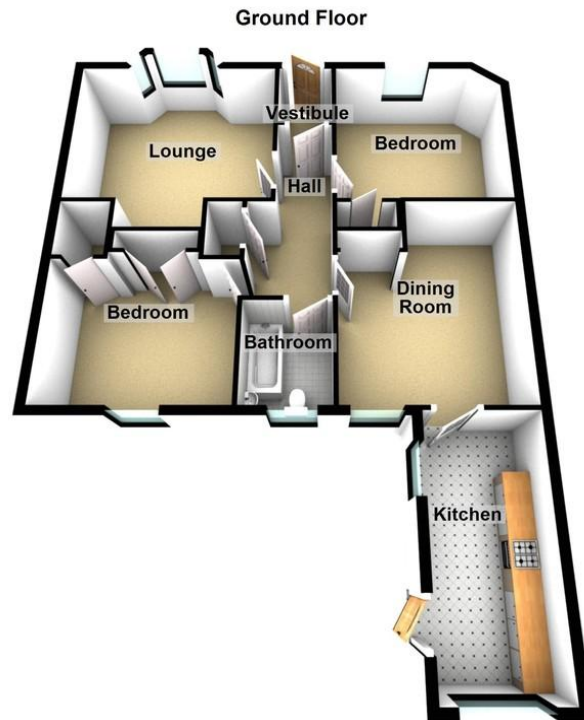
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

VESTIBULE

5' 0" x 3' 5" (1.52m x 1.04m)

HALL

15' 4" x 6' 1(W)" (4.67m x 1.85m)

LOUNGE

16' 3" x 13' 2 (w)" (4.95m x 4.01m)

DINING ROOM

14' 6 " x 11' 5" (4.42m x 3.48m)

KITCHEN

14' 11" x 5' 9" (4.55m x 1.75m)

BEDROOM

11' 11" x 10' 5" (3.63m x 3.18m)

BEDROOM

10' 6" x 10' 0" (3.2m x 3.05m)

BATHROOM

6' 9" x 4' 9" (2.06m x 1.45m)

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

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