



Buy your next home with Next Home

Leading Perthshire Estate Agency

62A South Street, Perth, PH2 8PD

Offers Over £70,000

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

62A South Street, Perth, PH2 8PD

Many thanks for your interest with 62A South Street, Perth, PH2 8PD.

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 is delighted to present this well-presented ground floor one-bedroom apartment, ideally located in the highly sought-after City Centre of Perth.

The property offers generously proportioned accommodation, featuring a welcoming entrance hall, a bright and spacious lounge with ample room for free-standing furniture, and sliding patio doors leading to a private external drying area.

The double bedroom is well-sized, and the accessible shower room/wet room provides added convenience.

Additional storage is available via a store cupboard. The fitted kitchen comes equipped with a fridge freezer, dishwasher, washing machine, and cooker.

The apartment benefits from electric panel and storage heating, double glazing throughout, and a secure entry system, offering both comfort and peace of mind.

This property would make an ideal first-time or investment purchase and would also appeal to those looking to downsize.

Early viewing is highly recommended.



Key property features

- ✓ Ideal for first time buyers & downsizers
- ✓ Ideal investment
- ✓ City centre location
- ✓ Close to local amenities.
- ✓ Secure door entry system
- ✓ Chain free
- ✓ Spacious rooms
- ✓ Private external drying area
- ✓ Electric heating
- ✓ Double glazing











Have a property to sell?

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

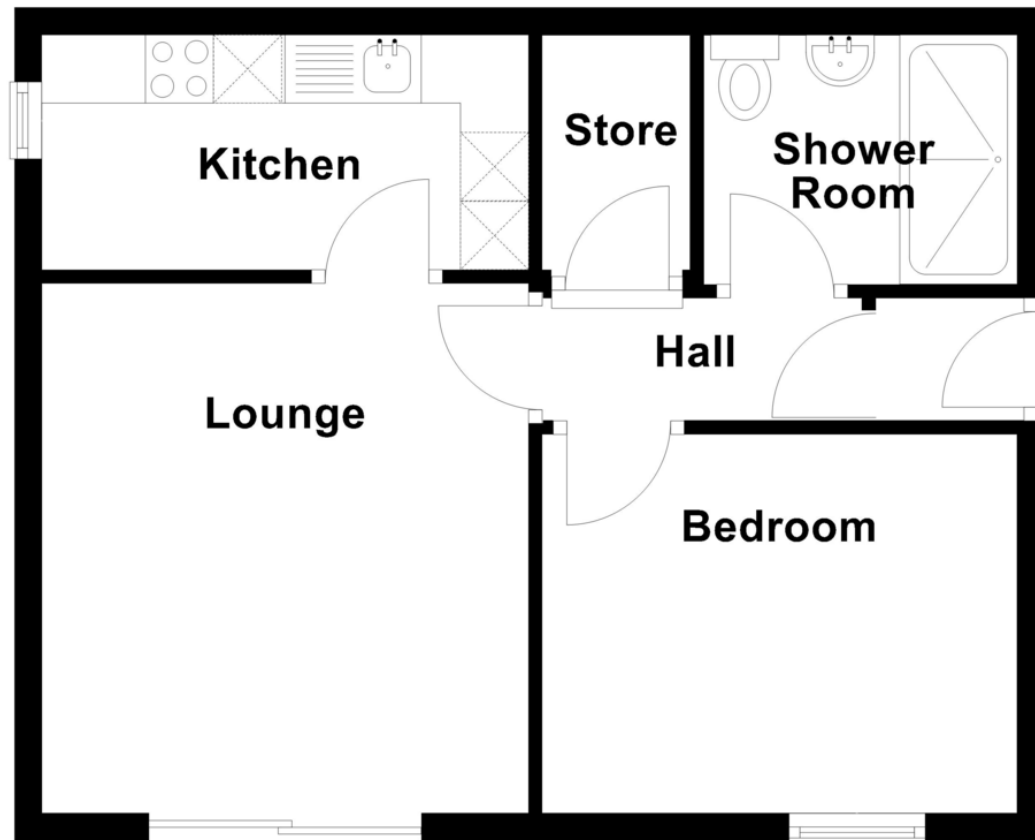


NEXTHOME

ESTATE & LETTING AGENTS

Floorplans

Ground Floor



Property Room sizes

LOUNGE

12' 8" x 11' 8" (3.88m x 3.57m)

KITCHEN

5' 7" x 11' 8" (1.72m x 3.57m)

BEDROOM

9' 9" x 11' 2" (2.98m x 3.41m)

HALL

2' 11" x 7' 9" (0.9m x 2.37m)

STORE

5' 7" x 4' 4" (1.72m x 1.33m)

SHOWER ROOM

5' 7" x 5' 10" (1.72m x 1.8m)

VESTIBULE

2' 11" x 3' 4" (0.9m x 1.04m)

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme