

Buy your next home with Next Home

Leading Perthshire Estate Agency

57/1 George Street, Perth, PH1 5LB

Offers Over £90,000



NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

57/1 George Street, Perth, PH1 5LB

Many thanks for your interest with 57/1 George Street, Perth, PH1 5LB.

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 present this THREE BEDROOM FIRST FLOOR FLAT ideally located on historic George Street in the heart of Perth city centre.

Offering a blend of traditional character and potential for modernisation, this spacious property presents an exciting opportunity for a variety of buyers.

The flat benefits from generously proportioned rooms with high ceilings throughout, creating a bright and airy atmosphere.

The accommodation includes a welcoming living area, a well-sized kitchen, and a bathroom fitted with an electric shower over the bath.

Gas central heating ensures comfort and warmth all year round.

While some upgrading is required, the property holds great potential as a development opportunity, making it ideal for first-time buyers looking to put their own stamp on a home, or for investors seeking a promising addition to their portfolio.

Situated close to a range of local amenities, shops, and transport links, this flat offers the convenience of city living with on-street permit parking available nearby.

This property combines location, space, and potential—making it a fantastic opportunity in the heart of Perth.



Key property features

- ✓ 3 Bedrooms
- ✓ First floor
- ✓ City centre location
- ✓ Gas central heating
- ✓ Spacious rooms
- ✓ High ceilings
- ✓ Development opportunity
- ✓ Ideal for first time buyers
- ✓ On street permit parking
- ✓ Close to local amenities









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

Have a property to sell?

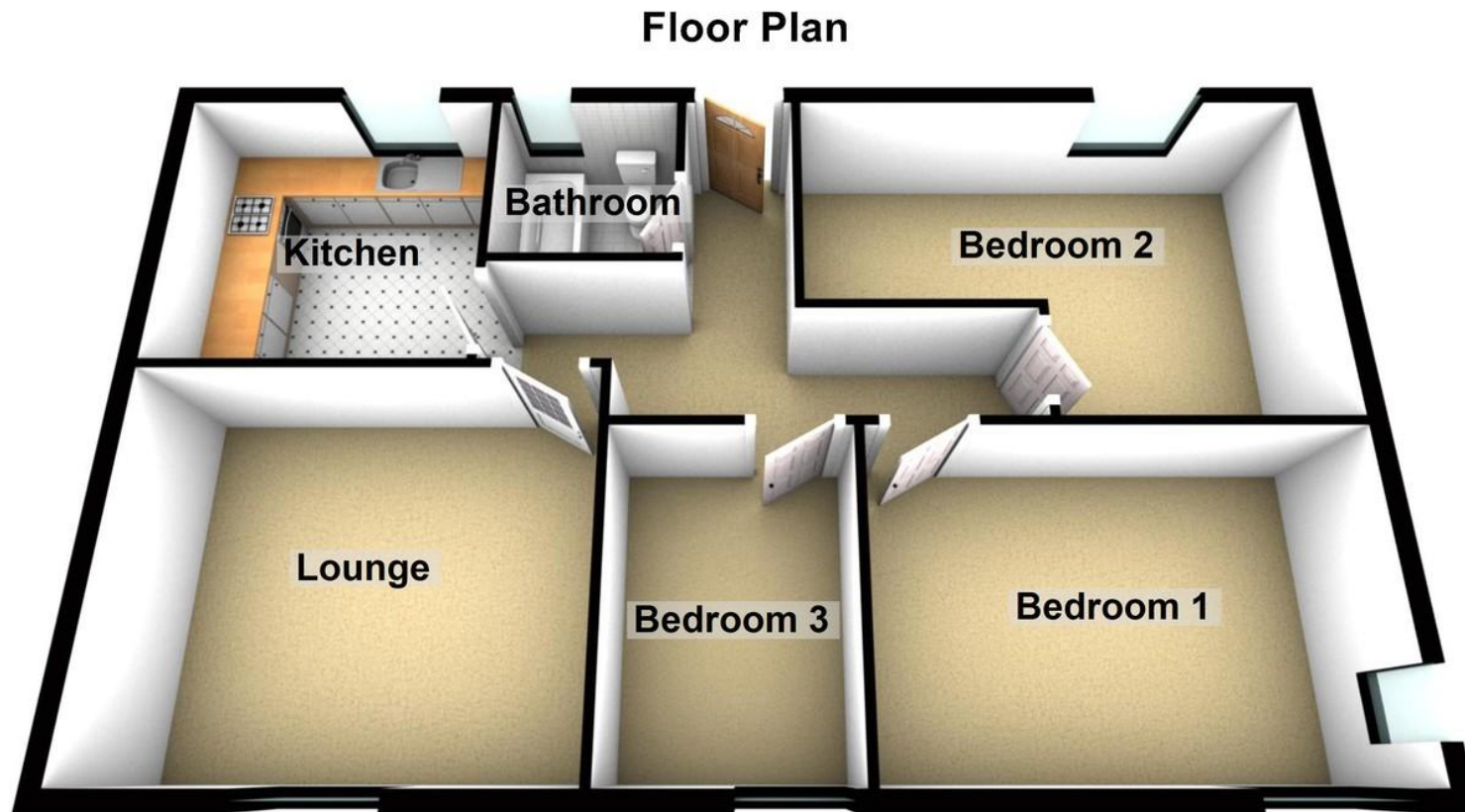
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

KITCHEN

9' 11" x 10' 7" (3.04m x 3.23m)

LOUNGE

12' 9" x 14' 11" (3.90m x 4.56m)

BEDROOM 1

10' 9" x 15' 10" (3.3m x 4.84m)

BEDROOM 2

10' 4" x 16' 8" (3.16m x 5.1m)

BEDROOM 3

10' 9" x 7' 8" (3.3m x 2.35m)

BATHROOM

6' 0" x 6' 2" (1.85m x 1.9m)

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

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