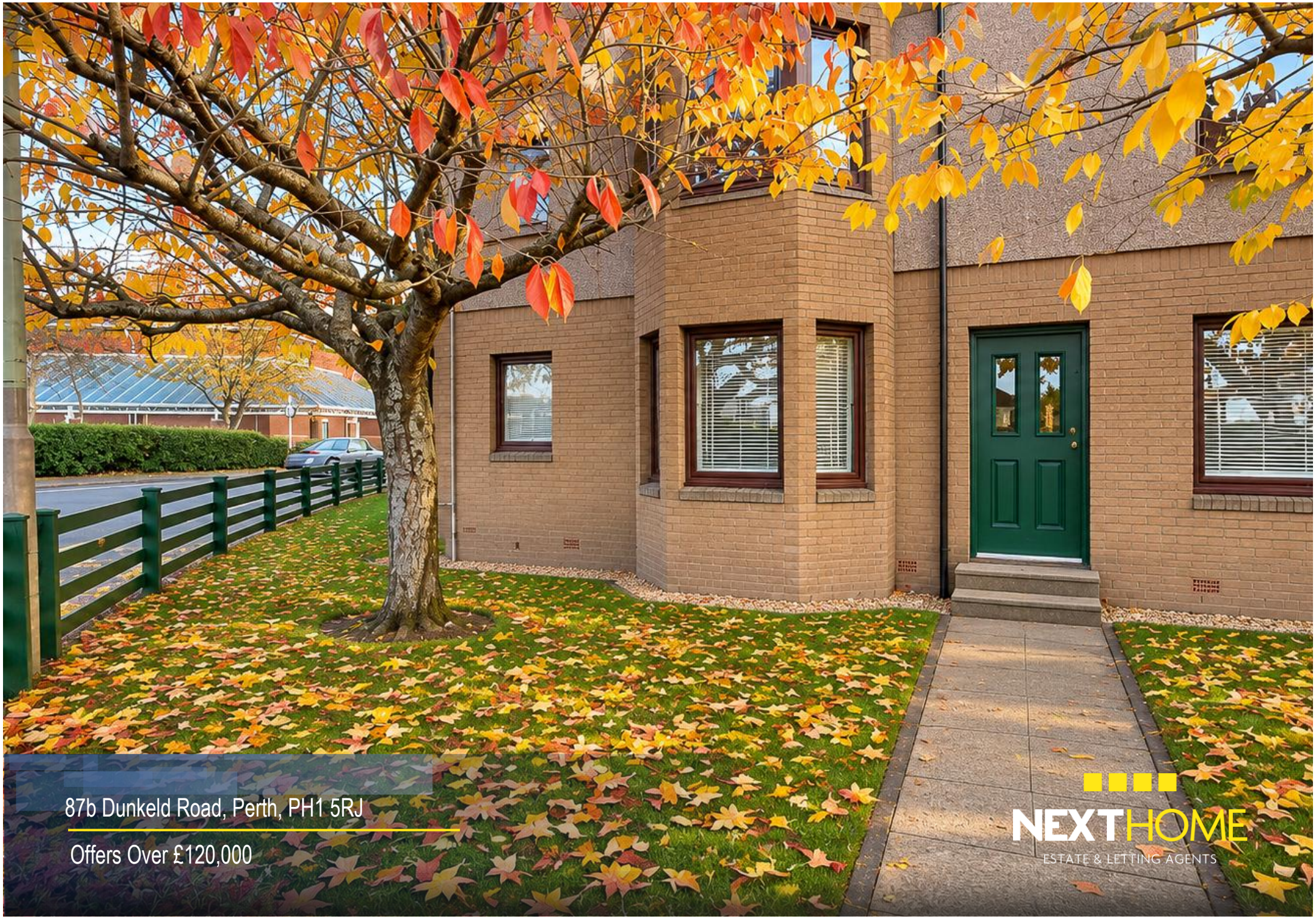

87b Dunkeld Road, Perth, PH1 5RJ
Offers Over £120,000
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

87b Dunkeld Road, Perth, PH1 5RJ

Many thanks for your interest with 87b Dunkeld Road, Perth, PH1 5RJ.

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

Dunkeld Road is a popular and convenient location within easy reach of Perth city centre and its excellent range of shops, cafés, restaurants and leisure facilities. Everyday amenities, supermarkets and public transport links are all close by, while the nearby North Inch provides attractive green space for walking, running and enjoying the outdoors. The location is also particularly convenient for commuters, with straightforward access to the A9 and onward connections towards Dundee, Stirling, Edinburgh and the wider Perthshire area. Offering a great balance of city convenience and accessibility, it is a practical location for a wide range of buyers.













Property Summary

This well-presented two-bedroom ground-floor apartment offers bright, practical accommodation in a convenient Perth location, with secure door entry and valuable parking available to the rear.

The accommodation comprises a welcoming entrance hallway leading through to a spacious lounge, where an attractive bay window provides plenty of natural light. The modern kitchen/diner offers good workspace and room for everyday dining, while the contemporary shower room is finished with a WC and wash hand basin.

There are two well-proportioned bedrooms, providing flexible space for couples, downsizers, first-time buyers or those requiring a home office or guest room.

Further benefits include the secure door entry system and rear parking, making this a comfortable and practical property within easy reach of Perth city centre and local amenities.





Key property features

- Two-bedroom ground-floor apartment
- Secure door entry system
- Spacious lounge with attractive bay window
- Modern fitted kitchen/diner
- Contemporary shower room
- Two well-proportioned bedrooms
- Bright and practical accommodation throughou
- Parking available to the rear
- Convenient location close to Perth city centre
- Ideal for first-time buyers, downsizers or investors

















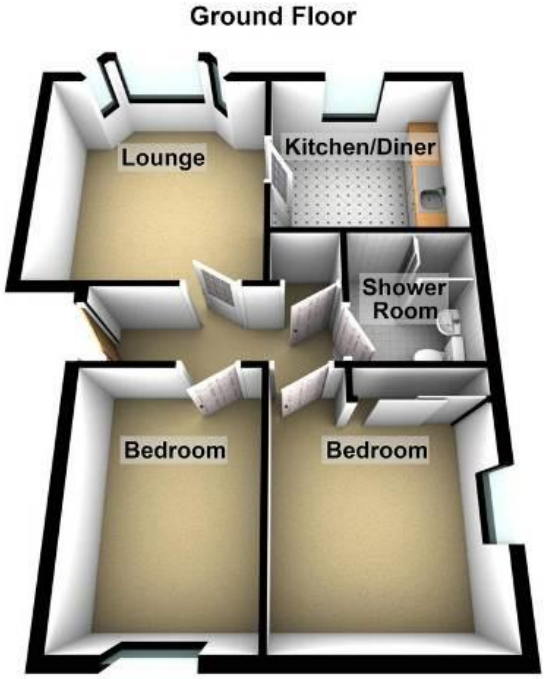







Have a property to sell?
An expert from our local branch will provide you with the most accurate valuation.
NEXTHOME
ESTATE & LETTING AGENTS

Floorplans


Ground Floor
Lounge
Kitchen/Diner
Shower Room
Bedroom
Bedroom

Property Room Sizes

HALL

LOUNGE
17' 4" x 10' 5" (5.3m x 3.2m)
KITCHEN/DINER
10' 5" x 9' 6" (3.2m x 2.9m)
BEDROOM
11' 9" x 9' 6" (3.6m x 2.9m)
BEDROOM
11' 9" x 8' 2" (3.6m x 2.5m)
SHOWER ROOM
7' 2" x 5' 2" (2.2m x 1.6m)

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.

NEXTHOME

ESTATE & LETTING AGENTS

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. NEXT HOME (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.

The Property Ombudsman

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