



6a Balhousie Street, Perth, PH1 5HJ

Offers Over £170,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

6a Balhousie Street, Perth, PH1 5HJ

Many thanks for your interest with 6a Balhousie Street, Perth, PH1 5HJ.

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

Balhousie Street enjoys a prime position on the edge of Perth city centre, offering the perfect balance of convenience and tranquillity. Within a short walk you'll find an excellent range of shops, cafés, restaurants, supermarkets and leisure facilities, along with Perth's bus and railway stations providing excellent transport links.

The nearby North Inch and River Tay offer beautiful green space for walking, cycling and outdoor recreation, while the city's vibrant cultural attractions, including Perth Theatre and Perth Concert Hall, are also within easy reach.

Despite its central location, the area retains a peaceful residential feel, making it a popular choice for professionals, first-time buyers and downsizers seeking city living without compromising on outdoor space or lifestyle.



Property Summary

This spacious two-bedroom self-contained maisonette is ideally positioned just a short walk from Perth city centre.

Offering the perfect balance of convenience and tranquillity, the property enjoys lovely open views, generous room proportions and the added benefit of a private garden and off-street parking—a combination rarely found so close to the city centre.

Accessed via its own private entrance, a staircase leads to a bright and welcoming landing, setting the tone for the spacious accommodation that follows.

The front-facing lounge is flooded with natural light and provides an excellent space to relax while enjoying attractive open views. The generous kitchen/dining room offers plenty of room for family meals and entertaining, with a separate utility room providing additional storage and practicality. A spacious three-piece bathroom completes this level.

A further staircase leads to the upper floor where there are two generous double bedrooms. The principal bedroom enjoys lovely views, while the second bedroom offers excellent proportions and flexibility for guests, family or home working.

Externally, the property continues to impress. To the rear, there is off-street parking together with a private garden, mainly laid to lawn, providing a peaceful outdoor space with a high degree of privacy. An outbuilding offers useful additional storage, while a stone chipped seating area creates the perfect spot to enjoy the warmer months.



Key property features

- ✓ Spacious rooms throughout
- ✓ Ideal for first time buyer
- ✓ Private garden
- ✓ Close to all local amenities
- ✓ Popular residential area
- ✓ Gas central heating
- ✓ Off-street parking
- ✓ Self-contained apartment
- ✓ Chain free
- ✓ Utility room









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?

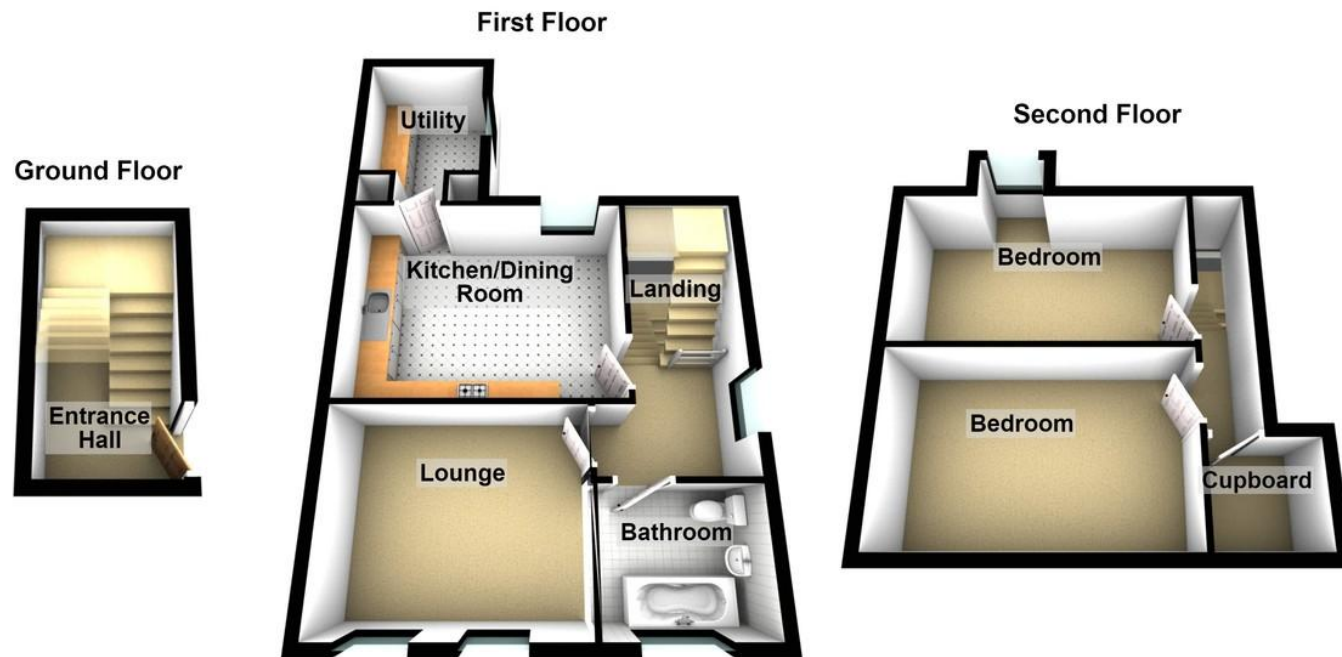
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

ENTRANCE HALL

LANDING

LOUNGE

14' 9" x 12' 9" (4.5m x 3.9m)

KITCHEN/DINER

13' 1" x 11' 5" (4m x 3.5m)

UTILITY ROOM

8' 2" x 6' 6" (2.5m x 2m)

BEDROOM

13' 1" x 10' 9" (4m x 3.3m)

BEDROOM

13' 1" x 9' 2" (4m x 2.8m)

BATHROOM

10' 5" x 7' 10" (3.2m x 2.4m)

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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