

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 3/2, 2 Charlotte Place, Perth, PH1 5LS

Offers Over £215,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Flat 3/2, 2 Charlotte Place, Perth, PH1 5LS

Many thanks for your interest with Flat 3/2, 2 Charlotte Place, Perth, PH1 5LS.

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

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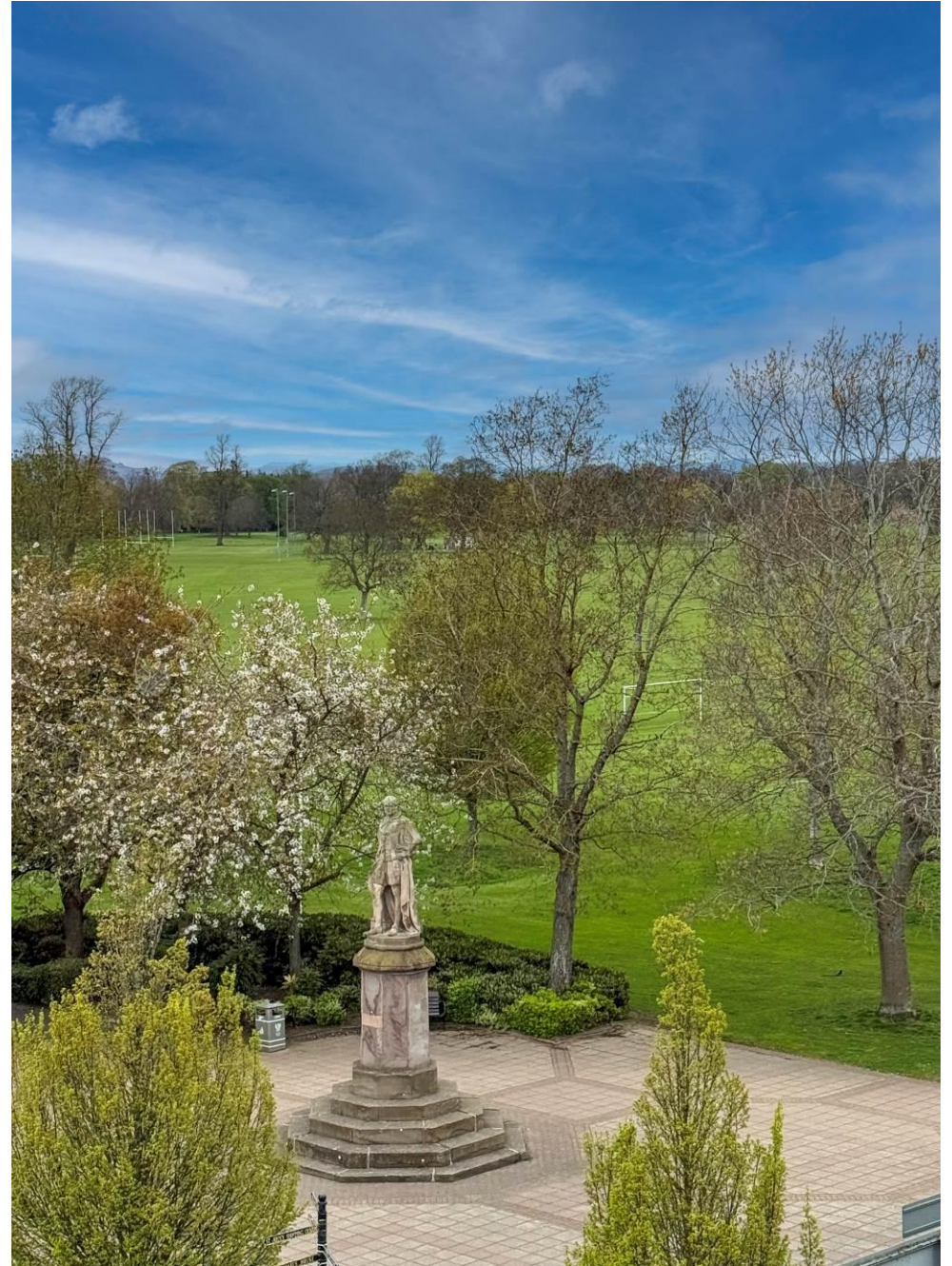
Perth, known as the “Fair City,” is a vibrant and historic hub on the banks of the River Tay.

Offering an excellent range of shops, cafés, restaurants, and cultural venues, including Perth Concert Hall and Theatre, the city blends heritage charm with modern convenience. Outdoor enthusiasts enjoy riverside walks, nearby golf courses, and easy access to the Highlands.

Perth benefits from outstanding transport links, with quick road and rail connections to Edinburgh, Glasgow, Dundee, and Inverness.

The area offers a wide choice of property styles, from traditional townhouses and period flats to contemporary family homes, making it an attractive location for professionals, families, and retirees alike.





# Property Summary

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A rare opportunity to purchase this elegant top-floor Period Apartment occupying a prime position within in the city centre of Perth. The beautifully presented apartment combines timeless architectural character with generous, well-balanced living space.

A secure entry door system leads to a particularly well-maintained communal close, reflecting the care and attention given by the residents.

The standout feature of the apartment is the bright corner lounge, allowing plenty of natural light from dual aspects and enjoying attractive open views across the parklands. This inviting space perfectly showcases the property's period charm, with ornate corning, deep skirting boards, fire surround and traditional sash & case windows enhancing its sense of refinement and scale.

The accommodation is thoughtfully arranged and offers two well-proportioned bedrooms, ideal for both owner-occupiers and those seeking flexible space for guests or home working. A well-appointed kitchen provides ample storage and preparation space, while the property's unique layout extends to a striking split-level bathroom, fitted with a luxurious five-piece suite.

Adding to its distinctive appeal, the apartment also benefits from a sauna, offering an exceptional lifestyle feature rarely found in properties of this type.

The property enjoys immediate access to a wide range of shops, cafés, transport links and everyday conveniences, while the nearby parklands provide a welcome balance of greenery and open space.



# Key property features

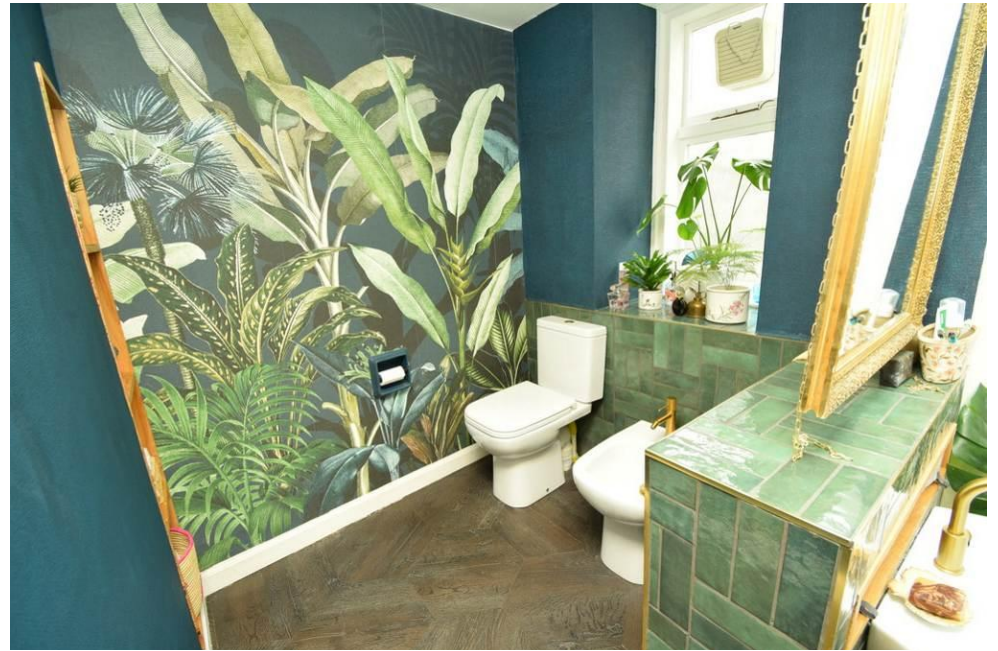
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- ✓ Prime top floor position within a period building
- ✓ Bright dual-aspect corner lounge with parkland views
- ✓ Original period features including ornate cornicing, deep skirting and case windows
- ✓ Central location close to all amenities
- ✓ Bright breakfasting kitchen
- ✓ Two double bedrooms
- ✓ Split-level bathroom with five-piece suite
- ✓ Private sauna
- ✓ Sash & Case windows and gas central heating
- ✓ Secure entry, well maintained close, shared rear garden













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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



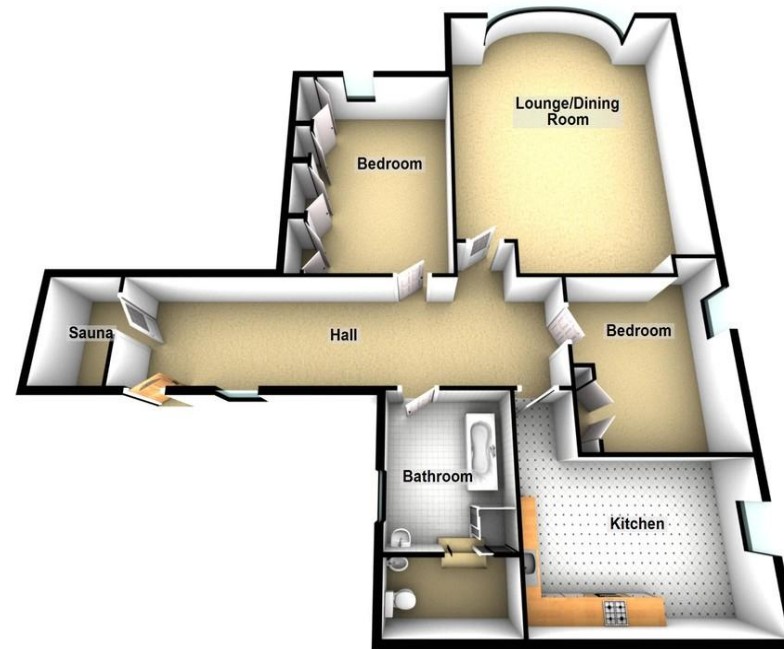
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# Floorplans

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Floor Plan



# Property Room Sizes

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## **HALL**

*32' 8" x 6' 0" (9.96m x 1.83m)*

## **KITCHEN**

*15' 0" x 10' 9" (4.57m x 3.28m)*

## **LOUNGE/DINING ROOM**

*23' 0" x 19' 8" (7.01m x 5.99m)*

## **BATHROOM**

*14' 4" x 10' 11" (4.37m x 3.33m)*

## **BEDROOM**

*15' 11" x 10' 6" (4.85m x 3.2m)*

## **BEDROOM**

*11' 2" x 10' 5" (3.4m x 3.18m)*

## **SAUNA**

*5' 3" x 4' 6" (1.6m x 1.37m)*

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.



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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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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