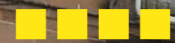




36L Scott Street, Perth, PH1 5EH

Offers Over £60,000



NEXTHOME

ESTATE & LETTING AGENTS

Buying with Next Home

36L Scott Street, Perth, PH1 5EH

Many thanks for your interest with 36L Scott Street, Perth, PH1 5EH.

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

Scott Street enjoys a convenient central location within the vibrant city of Perth, placing a wide range of amenities right on your doorstep. Residents benefit from easy access to an excellent selection of shops, cafés, restaurants, supermarkets and leisure facilities, together with Perth Theatre, Perth Concert Hall and the picturesque South Inch parklands.

The area is well served by both primary and secondary schooling, healthcare services and regular public transport links. Perth Railway Station is within easy reach, while the nearby A9 and

M90 provide excellent road connections to Edinburgh, Glasgow, Dundee and Inverness, making this an ideal location for commuters. Combining city convenience with attractive green spaces and riverside walks along the Tay, this sought-after location appeals to first-time buyers, professionals and investors alike.



Property Summary

Located in the heart of Perth city centre, this one-bedroom third floor apartment offers spacious accommodation within walking distance of an excellent range of shops, restaurants, leisure facilities and transport links.

The accommodation comprises an entrance hall, a bright and spacious lounge, a well-proportioned double bedroom, a fitted kitchen with ample space for dining and a bathroom fitted with a three-piece suite including a shower over the bath.

Large windows allow for plenty of natural light and enjoy pleasant views across the city.

Warmth is provided by gas central heating and the property would suit a range of buyers including first-time purchasers, professionals or investors seeking a centrally located buy-to-let opportunity.



Key property features

- ✓ Great value for money
- ✓ City centre location
- ✓ Chain free
- ✓ Secure door entry system
- ✓ Spacious lounge
- ✓ Kitchen/dining room
- ✓ Gas central heating
- ✓ Close to local amenities





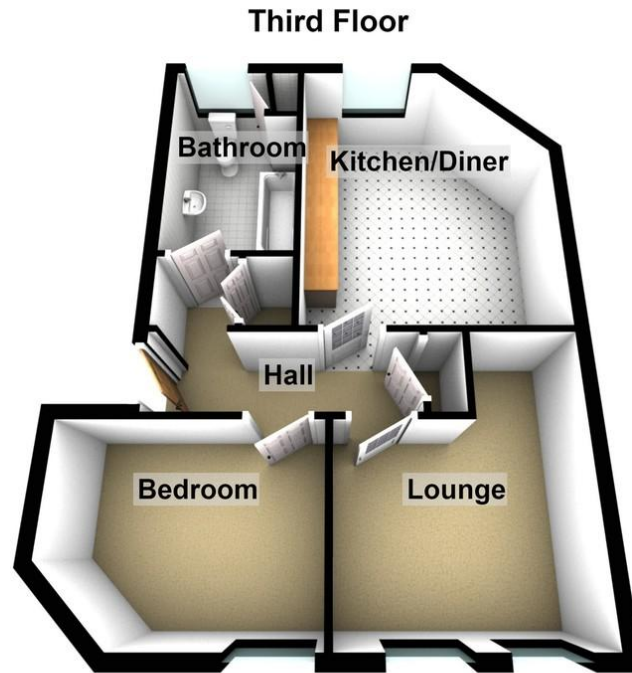


Have a property to sell?

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



Floorplans



Property Room Sizes

HALL

LOUNGE

13' 9" x 11' 9" (4.2m x 3.6m)

KITCHEN/DINER

12' 1" x 11' 5" (3.7m x 3.5m)

BEDROOM

11' 9" x 8' 10" (3.6m x 2.7m)

BATHROOM

8' 10" x 4' 11" (2.7m x 1.5m)

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

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