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Leading Perthshire Estate Agency

1D Westgrove Avenue, 71 Jeanfield Road, Perth, PH1 1PB

Offers Over £70,000



NEXTHOME

ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 1D Westgrove Avenue, 71 Jeanfield Road, Perth, PH1 1PB.

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

Jeanfield Road enjoys a highly convenient position within a popular residential area of Perth, offering an excellent combination of local amenities, green spaces and easy access to the city centre. The location is particularly well suited to families, professionals and commuters, with the added advantage of being within close proximity to Perth Royal Infirmary (PRI).

A wide range of everyday amenities can be found nearby, including supermarkets, local shops, cafés, healthcare facilities and leisure opportunities. The area is also well placed for primary and secondary schooling, while regular bus services provide convenient connections throughout Perth and the surrounding area.

For those who enjoy the outdoors, the nearby South Inch provides extensive open parkland ideal for walking, recreation and family activities. Perth's position on the banks of the River Tay also offers attractive riverside walks and cycling routes, while Kinnoull Hill provides beautiful woodland trails and impressive panoramic views across the city and surrounding countryside.

Perth city centre offers an excellent selection of independent and high street shops, cafés, restaurants and bars, together with cultural and entertainment venues including Perth Theatre, Perth Concert Hall and Perth Museum. The wider area provides a wealth of attractions, with Scone Palace, Dunkeld, Pitlochry and some of Perthshire's finest countryside all within easy reach.

Excellent transport links provide convenient access to the A9, A90 and M90, connecting Perth with Dundee, Edinburgh, Stirling, Glasgow and beyond. Perth Railway Station also offers regular services throughout Scotland.

Combining excellent local amenities, green spaces, city convenience and strong transport connections, Jeanfield Road provides an attractive base from which to enjoy everything Perth and wider Perthshire have to offer.



Property Summary

Next Home Estate Agents are delighted to present this attractive and spacious one bedroom first floor flat, conveniently positioned within easy reach of Perth city centre. Offering well-proportioned accommodation, excellent storage and access to a shared rear garden, the property represents an ideal opportunity for first-time buyers, professionals or investors.

The accommodation is accessed via a welcoming hallway with useful space for coats and outdoor attire. The bright and spacious lounge provides ample room for a range of freestanding furniture and benefits from a practical built-in storage cupboard.

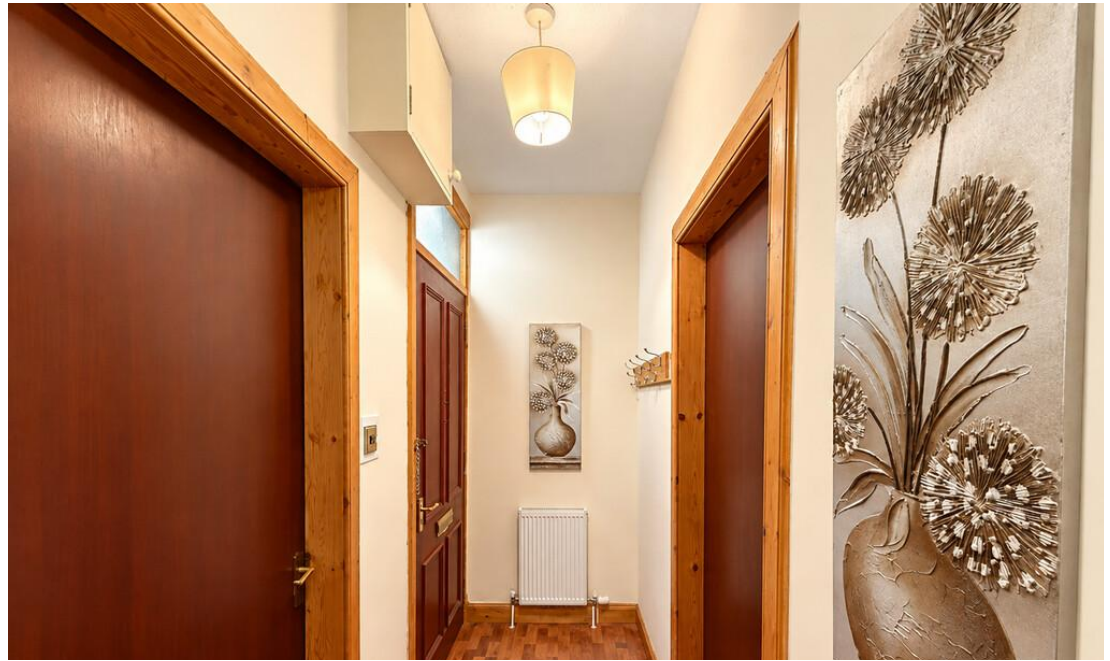
The fitted kitchen offers a good selection of wall and base units together with space for a range of appliances, providing a functional and well-proportioned area for everyday cooking. To the rear is a generous double bedroom offering comfortable accommodation, while the modern bathroom is fitted with a fresh white suite comprising WC, wash-hand basin and bath with shower over.

Excellent storage is a further benefit, with additional external storage conveniently located within the communal stairwell.

The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Externally, residents have access to a shared rear garden predominantly laid to lawn and incorporating individual drying areas.

Ideally situated within easy reach of Perth city centre, the property enjoys convenient access to an excellent range of shops, supermarkets, cafés, restaurants and leisure facilities, together with public transport and wider road connections.

Combining generous accommodation, practical storage and a convenient location, this appealing flat offers an excellent opportunity for those looking to take their first step onto the property ladder or investors seeking a well-located addition to their portfolio.



Key property features

- ✓ Double bedroom with built in storage
- ✓ Fitted kitchen with oven, hob and fridge freezer
- ✓ Spacious and bright lounge
- ✓ Bathroom with shower over bath
- ✓ Gas central heating
- ✓ Double glazing
- ✓ External storage on stairwell
- ✓ Communal garden and drying green
- ✓ On street parking
- ✓ Close to local amenities











Have a property to sell?

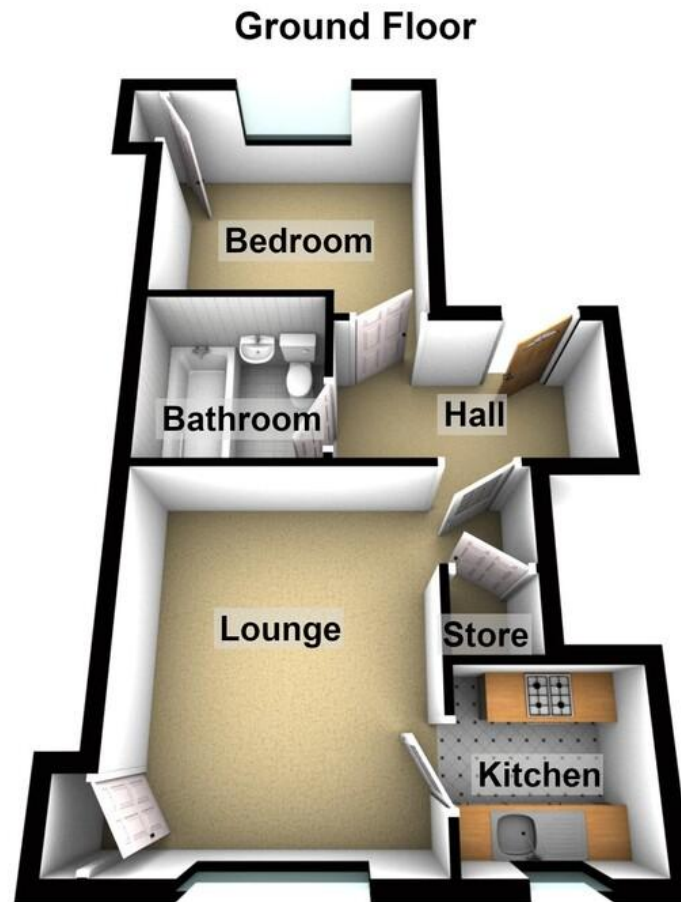
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

KITCHEN

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

LOUNGE

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

BEDROOM

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

BATHROOM

7' 0" x 5' 6" (2.14m x 1.7m)



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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