

Buy your next home with Next Home

Leading Perthshire Estate Agency

11b Low Street, Perth, PH1 5RH

Offers Over £130,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

11b Low Street, Perth, PH1 5RH

Many thanks for your interest with 11b Low Street, Perth, PH1 5RH.

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

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

We are delighted to bring to the market this beautifully presented and recently renovated ONE-BEDROOM MID TERRACED TOWNHOUSE in a central location close to the North Inch Parklands.

The property is entered via a secure entry gate, shared with only the neighbouring property and has a useful external storage cupboard and mailbox.

On the ground floor the hall has a shelved storage cupboard and the double bedroom has a large under stair cupboard and double wardrobe together with a window and door to the rear enclosed courtyard. The shower room with rain shower has a useful utility area and is plumbed for a washing machine with linen cupboard and shelving.

On the first floor the open plan living space has a fitted kitchen with granite work surfaces, induction hob, Belfast sink, electric multi-function oven and there is plumbing for a fridge or dishwasher.

The original oak beams and high ceiling give the room immense character and charm.

There is an enclosed rear courtyard with drying line providing a quiet haven to sit and relax.

Early viewing is highly recommended.



Key property features

- ✓ Charming mid terraced townhouse
- ✓ Bright open plan kitchen/living room
- ✓ Double Bedroom with door to the courtyard
- ✓ Modern shower room with utility area
- ✓ Generous storage throughout
- ✓ ATC Sun Ray RF Electric Thermal Radiators
- ✓ Double Glazing (curtains and blinds are included)
- ✓ Rear enclosed courtyard with laundry line
- ✓ Central location, close to North Inch Park, shops and Retail park
- ✓ Secure gated entry









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Have a property to sell?

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

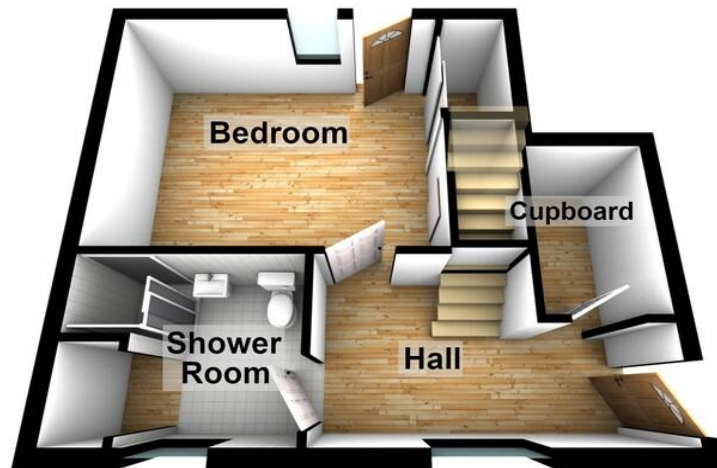


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Floorplans

Ground Floor



First Floor



Property Room Sizes

HALLWAY

11' 4" x 5' 8" (3.45m x 1.73m)

SHOWER ROOM

7' 7" x 5' 8" (2.31m x 1.73m)

DOUBLE BEDROOM

12' 2" x 10' 6" (3.71m x 3.2m)

KITCHEN/LIVING ROOM

16' 9" x 15' 5" (5.11m x 4.7m)

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

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