

Buy your next home with Next Home

Leading Perthshire Estate Agency

44G Allison Crescent, Perth, PH1 2US

Offers Over £145,000

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NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home



44G Allison Crescent, Perth, PH1 2US

Many thanks for your interest with 44G Allison Crescent, Perth, PH1 2US.

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.

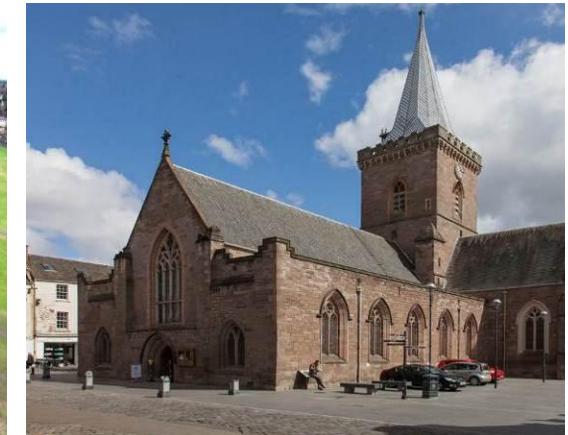
If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

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

Set within a well-maintained modern development, this attractive top-floor apartment offers bright, well-proportioned accommodation and is ideally suited to first-time buyers or those seeking a low-maintenance home in Perth.

The property is thoughtfully laid out and finished to a contemporary standard throughout. At its heart is a spacious open-plan kitchen, dining and lounge area, creating a welcoming space for both everyday living and entertaining. The lounge comfortably accommodates a range of freestanding furniture and benefits from two front-facing windows, allowing plenty of natural light to flood the room.

The fully fitted kitchen is both stylish and practical, equipped with a four-ring gas hob, oven and grill, fridge/freezer, washing machine and ample storage, making it ideal for modern living.

There are two generous double bedrooms, including a principal bedroom with its own en-suite shower room. A further well-appointed shower room serves the second bedroom and guests, completing the accommodation.

Additional features include a secure door entry system, allocated residents' parking and visitor parking, adding both convenience and peace of mind.

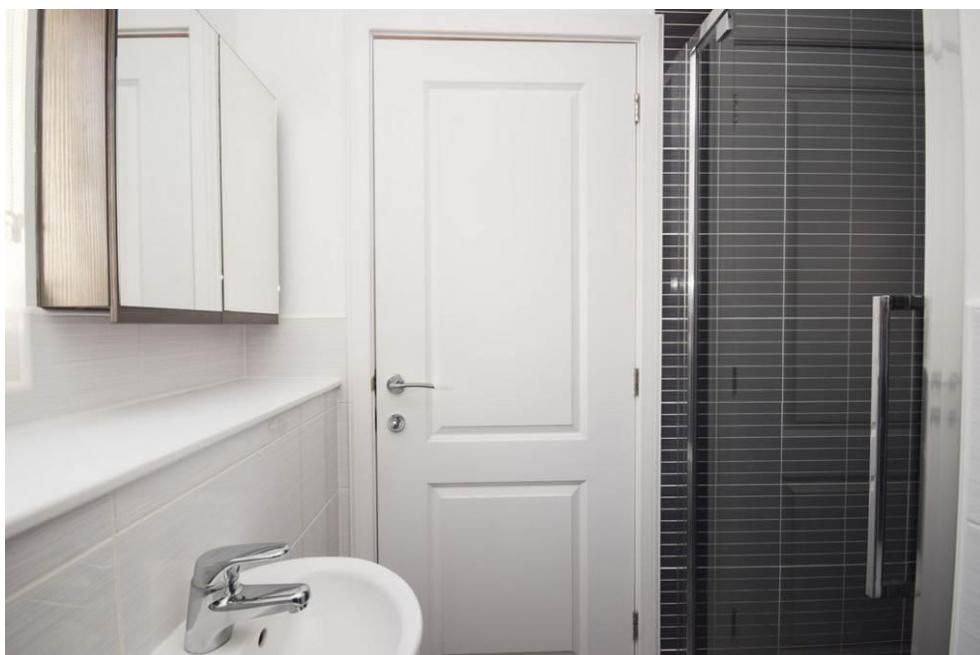


Key property features

- ✓ Ideal for first time buyers
- ✓ Immaculately presented
- ✓ Secure door entry system
- ✓ Allocated parking
- ✓ 2 double bedrooms
- ✓ En-suite
- ✓ Modern finishes throughout
- ✓ Gas central heating
- ✓ Popular residential area
- ✓ Good storage throughout.







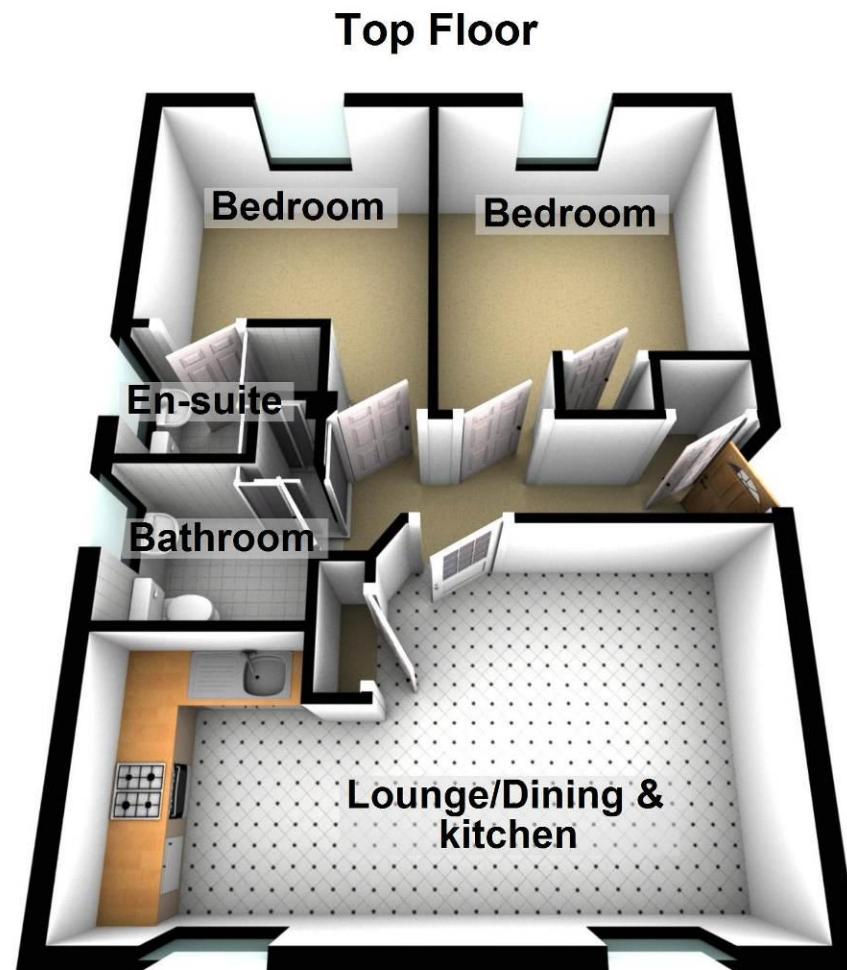


Have a property to sell?

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



Floorplans





Property Room sizes

HALL

LOUNGE/DINER

13' 10" x 10' 7" (4.24m x 3.25m)

KITCHEN

10' 6" x 9' 8" (3.21m x 2.96m)

BEDROOM

11' 0" x 9' 3" (3.37m x 2.84m)

EN-SUITE

BEDROOM

10' 8" x 9' 1" (3.27m x 2.78m)

SHOWER ROOM

5' 10" x 5' 10" (1.78m x 1.78m)

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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