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Leading Perthshire Estate Agency



28B Scott Street, Perth, PH1 5EH

Offers Over £65,000

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

28B Scott Street, Perth, PH1 5EH

Many thanks for your interest with 28B 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

Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity.

Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.



Property Summary

Situated in the heart of Perth City Centre, this beautifully presented one-bedroom third floor flat offers an exceptional opportunity for first-time buyers, professionals and investors alike. Combining charming traditional character with modern comfort, this stylish home enjoys an enviable location just moments from an excellent selection of shops, cafés, restaurants and local amenities.

The property immediately impresses with its bright and welcoming atmosphere, enhanced by high ceilings and attractive period features that add warmth and personality throughout. The spacious open plan kitchen and living area has been thoughtfully designed to create a sociable and versatile living space, ideal for both relaxing and entertaining. The generous double bedroom provides comfortable accommodation, while electric heating and double glazing ensure comfort and efficiency all year round.

Set within a secure entry building on the ever-popular Scott Street, this home represents a fantastic opportunity to enjoy city centre living at its finest. Whether you are looking for your first home, a convenient base within Perth or an attractive buy-to-let investment, this property offers a superb combination of style, character and location.

Externally, the apartment enjoys an elevated position overlooking Scott Street, placing a vibrant mix of bars, restaurants and leisure facilities right on the doorstep. Residents can also benefit from affordable parking permits available through Perth & Kinross Council, adding further practicality to this highly convenient city centre address.

Viewing is essential to fully appreciate the space, charm and lifestyle this impressive home has to offer.



Key property features

- ✓ 1 Double bedroom
- ✓ Built in storage
- ✓ Spacious Lounge/Kitchen
- ✓ Electric Heating
- ✓ Double Glazing
- ✓ Secure door entry system
- ✓ City centre location
- ✓ Popular residential location
- ✓ Close to local amenities
- ✓ Ideal for a first-time buyer









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

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

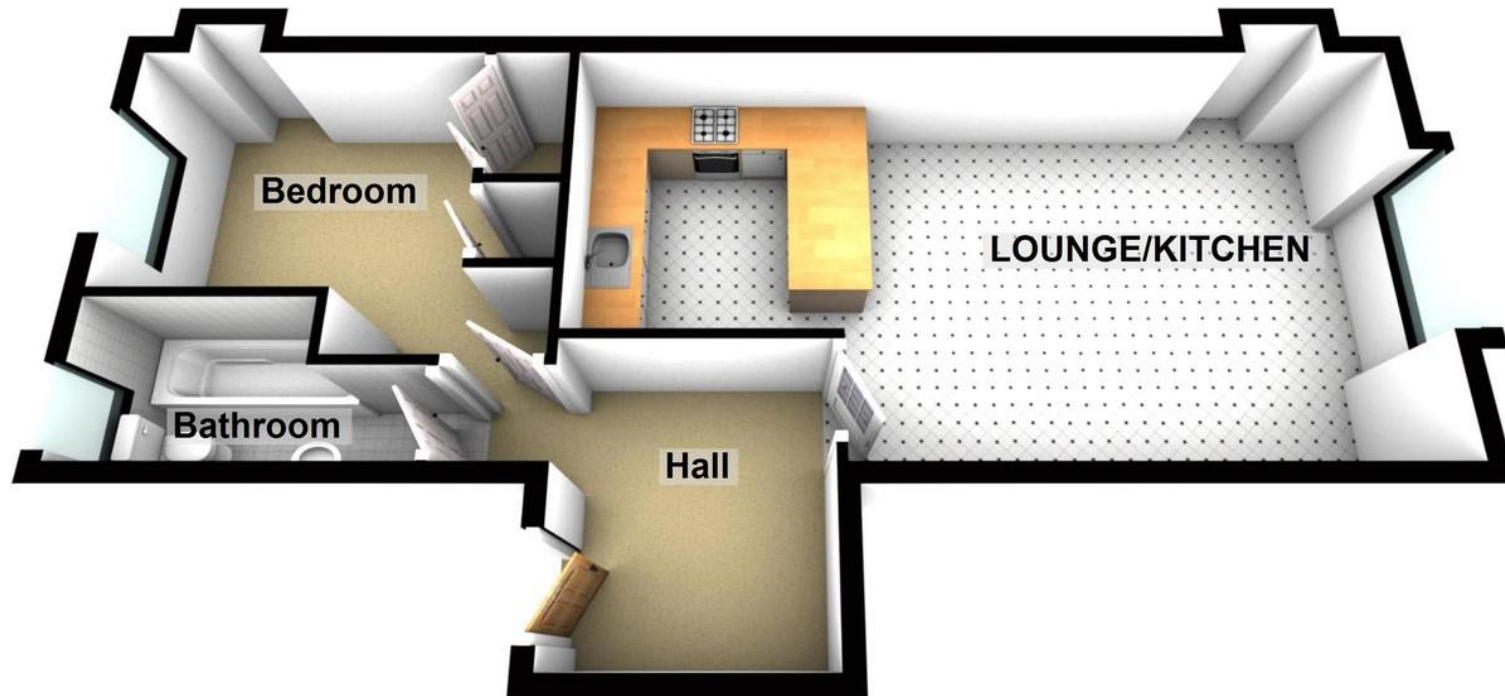


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Floorplans

Ground Floor



Property Room Sizes

LOUNGE/KITCHEN

13' 5" x 20' 8" (4.1m x 6.3m)

BEDROOM

10' 5" x 13' 5" (3.2m x 4.1m)

BATHROOM

5' 2" x 9' 3" (1.58m x 2.84m)

HALL

9' 5" x 8' 2" (2.88m x 2.5m)



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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