



33F St. Catherine's Road, Perth, PH1 5SA

Offers Over £80,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

33F St. Catherines Road, Perth, PH1 5SA

Many thanks for your interest with 33F St. Catherines Road, Perth, PH1 5SA.

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

Situated within easy reach of Perth city centre, St. Catherine's Road offers a highly convenient location close to a wide range of shops, cafés, restaurants and everyday amenities. Perth provides excellent leisure facilities, attractive green spaces and scenic walks along the River Tay, together with convenient bus and rail connections. The city is also well placed for commuters, with straightforward access to the motorway network connecting Dundee, Stirling, Edinburgh and beyond. Combining city convenience with excellent transport links and a broad range of local facilities, this is a practical and popular location for professionals, first-time buyers and investors alike.



Property Summary

This well-presented two-bedroom 2nd-floor apartment offers bright, comfortable accommodation in a highly convenient Perth location, within easy reach of the city centre and everyday amenities.

The property has been finished in a fresh, neutral style throughout and offers a practical layout ideally suited to first-time buyers, professionals, couples or buy-to-let investors.

The accommodation includes a welcoming entrance hall leading to a spacious lounge with plenty of room for both relaxing and dining. A separate fitted kitchen provides a good range of storage and worktop space, while the modern shower room is finished in a clean, contemporary style.

There are two well-proportioned bedrooms, both offering flexible space for bedroom furniture, home working or guest accommodation.

To the rear of the building there is a shared communal area, providing useful outdoor space for residents.



Key property features

- ✓ Well-presented two-bedroom apartment
- ✓ Third-floor position
- ✓ Bright and spacious lounge
- ✓ Separate fitted kitchen
- ✓ Two well-proportioned bedrooms
- ✓ Modern shower room
- ✓ neutral décor throughout
- ✓ Practical and easy-to-manage layout
- ✓ Convenient Perth city location
- ✓ Ideal for first-time buyers, professionals or investors











Have a property to sell?

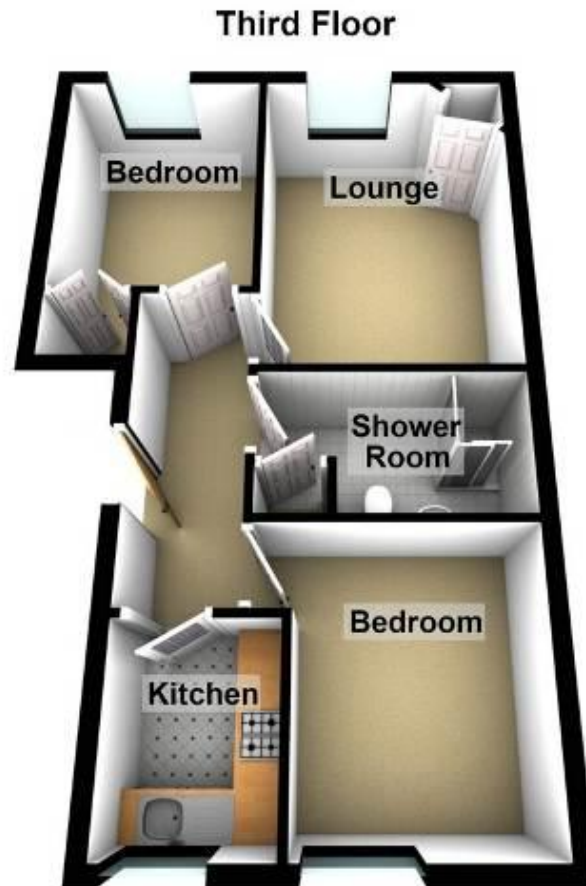
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

LOUNGE

14' 1" x 11' 1" (4.29m x 3.38m)

KITCHEN

7' 3" x 6' (2.21m x 1.83m)

BEDROOM

10' 5" x 8' 1" (3.18m x 2.46m)

BEDROOM

11' 5" x 10' 6" (3.48m x 3.2m)

SHOWER ROOM

10' 10" x 5' 1" (3.3m x 1.55m)

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.



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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

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