



88D South Street, Perth, PH2 8PD

Offers Over £105,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

88D South Street, Perth, PH2 8PD

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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 in the heart of Perth, the property is ideally placed to enjoy everything this vibrant city has to offer. The centre provides an excellent selection of independent shops, high street retailers, cafés, bars and restaurants, alongside Perth Theatre, Concert Hall and a range of leisure facilities.

The beautiful River Tay and North Inch provide attractive green spaces for walking and recreation, while nearby Kinnoull Hill offers scenic woodland trails and impressive views.

Perth benefits from excellent transport connections, with regular bus and rail services and convenient access to the A9 and M90, providing links to Dundee, Edinburgh, Glasgow and beyond. The city also offers a good selection of primary and secondary schooling, making



Property Summary

88D South Street is a beautifully presented two-bedroom first-floor apartment, ideally positioned in the heart of Perth city centre and within easy walking distance of shops, restaurants, cafés and excellent transport links.

The accommodation is centred around an impressive open-plan kitchen and lounge, with two front-facing windows creating a bright and welcoming living space.

The contemporary kitchen offers excellent storage and workspace and comes exceptionally well equipped with an integrated oven, induction hob with extractor, combination microwave, steam oven, coffee machine, dishwasher, fridge freezer, washing machine and Teppan Yaki hot plate.

There are two well-proportioned bedrooms, both positioned to the rear and benefiting from fitted wardrobes. A stylish shower room with walk-in rainfall shower completes the accommodation.

Externally, residents have access to a communal garden area to the rear, while the property also benefits from a spacious storage shed.

Gas central heating is installed throughout.

Modern, well-presented and exceptionally convenient, this attractive apartment would make an ideal first home, city base or investment opportunity.



Key property features

- ✓ Prime Perth city centre location
- ✓ Beautifully presented throughout
- ✓ Two well-proportioned bedrooms
- ✓ Bright open-plan kitchen and lounge
- ✓ Exceptional range of integrated appliances
- ✓ Stylish shower room with rainfall shower
- ✓ Fitted wardrobes in both bedrooms
- ✓ Communal rear garden and storage shed
- ✓ Gas central heating
- ✓ Excellent transport links









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 trees. 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

ENTRANCE HALL

3' 6" x 3' 3" (1.07m x 0.99m)

KITCHEN/LOUNGE

17' 16" x 7' (5.59m x 2.13m)

BEDROOM

9' 5" x 8' 10" (2.87m x 2.69m)

BEDROOM

9' 5" x 7' 6" (2.87m x 2.29m)

SHOWER ROOM

6' x 5' 5" (1.83m x 1.65m)

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

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