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Leading Perthshire Estate Agency

55 King Street, Perth, PH2 8JB

Offers Over £

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

55 King Street, Perth, PH2 8JB

Many thanks for your interest with 55 King Street, Perth, PH2 8JB.

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 city centre offers an attractive blend of historic character, modern amenities and beautiful riverside surroundings, making it an increasingly popular place to live, work and enjoy leisure time. Known as the “Fair City”, Perth is situated on the banks of the River Tay and provides an excellent quality of life, with a compact and easily accessible centre surrounded by stunning Perthshire countryside.

The city centre offers an excellent choice of high street and independent shops, cafés, restaurants, bars and professional services, together with a vibrant programme of cultural and community events. Perth Concert Hall, Perth Theatre and Perth Museum provide a wealth of entertainment and cultural experiences, while the city's historic streets and architecture add to its distinctive character.

For those who enjoy the outdoors, the North Inch and South Inch provide extensive green spaces close to the city centre, with scenic riverside walks, cycling routes and recreational facilities. Kinnoull Hill is also nearby and offers woodland walks and spectacular panoramic views across the River Tay and surrounding countryside.

Perth is ideally positioned for exploring some of Scotland's most beautiful destinations, with Scone Palace, Dunkeld, Pitlochry and the Ochil Hills all within easy reach. The wider Perthshire area provides outstanding opportunities for walking, cycling, golf, fishing and other outdoor pursuits throughout the year.

Excellent transport connections are another major attraction, with Perth railway station providing regular services to Edinburgh, Glasgow, Dundee and Inverness. The city's proximity to the A9, A90 and M90 also makes commuting throughout central Scotland straightforward.

Combining an attractive riverside setting with excellent shopping, leisure and cultural facilities, outstanding transport links and easy access to the countryside, Perth city centre provides an appealing balance of urban convenience and outdoor lifestyle.



Property Summary

Next Home Estate Agents are delighted to present this spacious two bedroom ground floor flat, ideally situated within a highly convenient central location in Perth. Offering well-proportioned accommodation arranged entirely on one level, together with modern kitchen and bathroom facilities, this attractive property is presented in excellent walk-in condition and represents an ideal opportunity for professionals, downsizers, first-time buyers or investors.

The property opens into a welcoming dining room, featuring Velux skylight windows which provide an excellent flow of natural light. The spacious accommodation continues with a generous lounge and two well-proportioned double bedrooms, both benefiting from good storage. The modern kitchen is well equipped and also provides access to the attic, offering valuable additional storage. A contemporary bathroom completes the accommodation.

Further benefits include gas central heating and double glazing throughout. There is on-street parking available to the front of the property, while additional parking can be found to the rear at Kings Place Mews, where the property can also be accessed from the rear. A small external seating area to the rear, accessed via the neighbouring close, provides a pleasant private space for outdoor relaxation.

The property's central position is a particular highlight, with South Inch Park virtually on the doorstep and a wide range of local amenities within easy walking distance. Perth city centre offers an excellent selection of shops, cafés, restaurants, leisure facilities and professional services, while excellent transport links provide convenient access to the surrounding area.

Combining generous accommodation, modern amenities, excellent storage and a superb central location, this appealing ground floor flat offers comfortable single-level living in a highly convenient setting. Early viewing is highly recommended to fully appreciate the space and potential on offer.



Key property features

- ✓ Ground floor flat
- ✓ 2 Double bedrooms
- ✓ Spacious accommodation throughout
- ✓ Bright dining hall
- ✓ Modern kitchen and bathroom
- ✓ Small external seating area
- ✓ On street parking
- ✓ Double glazing
- ✓ Gas central heating
- ✓ Centrally located









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





Property Room Sizes

KITCHEN

6' 9" x 11' 8" (2.08m x 3.56m)

DINING ROOM

6' 10" x 14' 4" (2.1 m x 4.39m)

LIVING ROOM

14' 11" x 11' 4" (4.55m x 3.47m)

BEDROOM 1

10' 6" x 10' 9" (3.22m x 3.28m)

BEDROOM 2

9' 2" x 11' 1" (2.81m x 3.39m)

BATHROOM

10' 1" x 6' 9" (3.09m x 2.07m)

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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