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14 Queens Court, Perth, PH2 0ES

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

14 Queens Court, Perth, PH2 0ES

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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.

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Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Craigie is one of Perth's most sought-after residential areas, prized for its peaceful surroundings, excellent amenities and convenient location. Situated just south of the city centre, it offers an ideal balance of suburban living and easy access to everything Perth has to offer, making it particularly popular with families, professionals and retirees alike.

The area benefits from a wide range of local amenities including supermarkets, independent shops, cafés, healthcare facilities and well-regarded primary and secondary schools. Excellent leisure facilities are close by, with parks, children's play areas, fitness centres and the popular South Inch providing open green space for walking, running and recreational activities. Perth Leisure Pool, the North Inch, the picturesque River Tay and numerous golf courses are all within easy reach, while nearby Kinnoull Hill offers spectacular woodland walks and panoramic views across the city and surrounding countryside.

Perth city centre is just minutes away, offering an excellent selection of high street and independent retailers, restaurants, cafés, theatres, cultural attractions and a vibrant calendar of events throughout the year. The city's central location provides exceptional transport links via the A9 and M90, giving straightforward access to Edinburgh, Glasgow, Dundee, Inverness and beyond, while Perth Railway Station offers regular services across Scotland.

Combining a welcoming community, outstanding connectivity and an abundance of recreational opportunities, Craigie remains one of Perth's most desirable locations, offering an exceptional lifestyle in the heart of Scotland.





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Property Summary

Next Home Estate Agents are delighted to present this beautifully refurbished two bedroom first floor apartment, ideally situated within the highly sought-after Queens Court development in Perth. Finished to an exceptional standard and presented in true walk-in condition, this impressive home offers spacious accommodation, outstanding storage and the rare benefit of a substantial private garage, making it an excellent choice for first-time buyers, professionals and those looking to downsize.

The property has been comprehensively upgraded throughout and boasts a stylish new fitted kitchen, a contemporary shower room, new carpets, fresh décor and modern electric heating, allowing the next owner to move straight in with nothing to do.

The accommodation is bright and generously proportioned, with a magnificent lounge providing an abundance of natural light through large double sliding doors opening onto a spacious balcony. From here, you can enjoy a peaceful outlook over the Cragie Burn and Queens Road, creating a wonderful space to relax. The kitchen also benefits from direct access to a private, suntrap patio area to the rear of the development, ideal for enjoying the warmer months.

There are two spacious double bedrooms, both with built-in storage, while the principal bedroom further benefits from an impressive walk-in wardrobe. The modern shower room has been finished in a contemporary style, complementing the high-quality finish found throughout the property.

A particularly rare feature is the large private garage located directly beneath the apartment, complete with power and lighting, providing excellent secure parking, storage or workshop space. Residents also enjoy extensive communal garden grounds, off-street parking and access to a communal car wash bay with running water adjacent to the garage. Reasonable factoring costs further enhance the appeal of this superb property.

Occupying a desirable location close to local amenities, transport links and Perth city centre, this outstanding apartment offers an exceptional combination of space, quality and convenience. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.



Key property features

- ✓ 2 Double bedrooms with built in storage
- ✓ Principle bedroom walk-in wardrobe
- ✓ Spacious accommodation throughout
- ✓ Fully refurbished throughout
- ✓ Balcony from lounge
- ✓ Sun trap rear patio area
- ✓ New electric heating
- ✓ Large garage with power and lighting
- ✓ Off street parking
- ✓ Ideal for first-time buyer or those looking to downsize













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed 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?

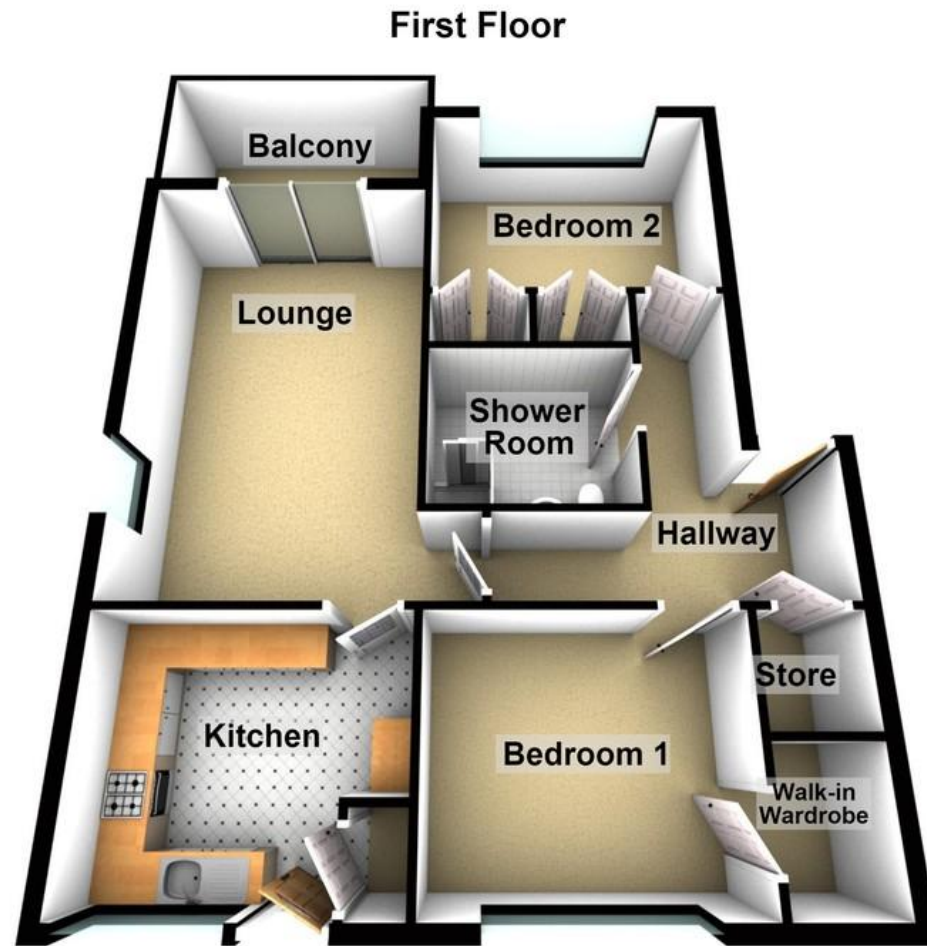
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

ENTRANCE HALL

13' 6" x 5' 10" (4.12m x 1.80m)

KITCHEN

10' 1" x 11' 8" (3.08m x 3.58m)

LOUNGE

11' 8" x 18' 4" (3.57m x 5.59m)

BEDROOM 1

11' 8" x 9' 8" (3.58m x 2.95m)

BEDROOM 2

11' 8" x 11' 4" (3.58m x 3.46m)

SHOWER ROOM

8' 2" x 6' 3" (2.49m x 1.93m)

GARAGE

11' 6" x 17' 5" (3.522m x 5.312m)

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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