

Buy your next home with Next Home

Leading Perthshire Estate Agency

1B Old Bakery Down, West Huntingtower, Perth, PH1 3NU

Offers Over £135,000


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ESTATE & LETTING AGENTS

Buying with Next Home

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3NU

Many thanks for your interest with 1B Old Bakery Down, West Huntingtower, Perth, PH1 3NU.

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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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.





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Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home Estate Agents are delighted to present this attractive self-contained ground floor apartment situated within the peaceful and desirable location of Old Bakery Down, West Huntingtower, Perth. Occupying the entire ground floor of the building, the property combines spacious accommodation with excellent privacy and outdoor space.

Presented in true move-in condition, the property has been freshly decorated, tastefully styled and recently upgraded throughout, making it an ideal purchase for first-time buyers, downsizers or those seeking accommodation on one level. The home benefits from its own private front and rear doors, enhancing both convenience and independence.

Internally, the accommodation is bright, welcoming and generously proportioned. A central hallway provides access to all rooms and includes a pleasant seating area, adding to the homely atmosphere. There are two well-sized double bedrooms, a newly fitted modern bathroom and a stylish new kitchen designed with both practicality and contemporary living in mind. Additional improvements include a new boiler, while gas central heating and double glazing ensure warmth and efficiency throughout the year.

Externally, the property continues to impress with excellent outdoor and parking facilities. To the front, a monobloc driveway provides private parking for up to four cars. There is also a private garden area to the side, perfect for outdoor seating and relaxation, along with access to a shared garden to the rear.

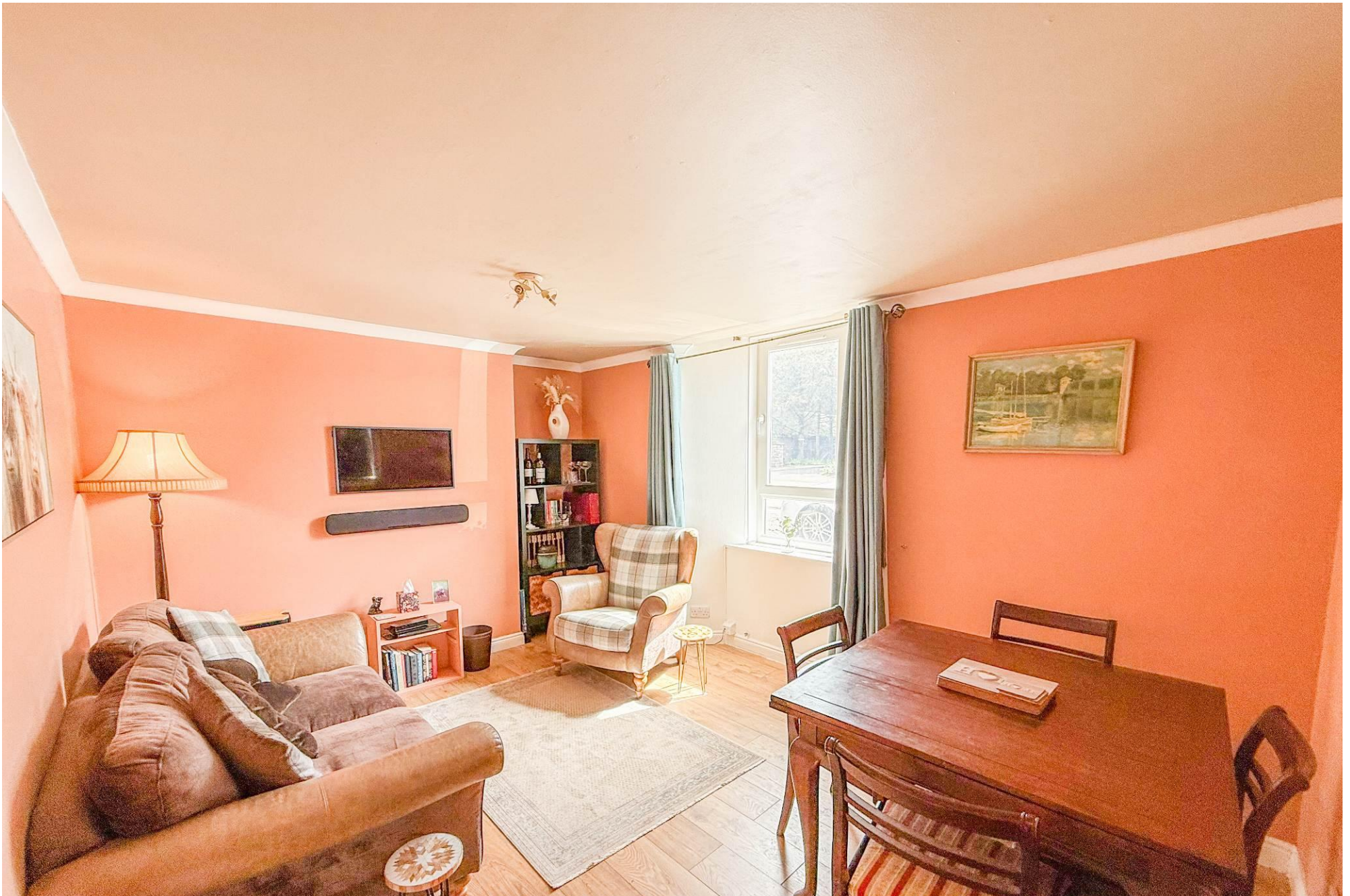
Ideally positioned for easy access to travel links and nearby amenities, this charming home offers a rare combination of comfort, privacy and convenience in a sought-after Perthshire location.



Key property features

- ✓ Self-contained apartment
- ✓ Private back & front doors
- ✓ Modern kitchen and bathroom
- ✓ 2 Double bedrooms
- ✓ Driveway for multiple vehicles
- ✓ Private garden & shared garden
- ✓ Move in condition
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Ideal for a first-time buyers











An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

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

13' 7" x 10' 2" (4.14m x 3.1m)

KITCHEN

12' 7" x 6' 6" (3.84m x 1.98m)

BEDROOM 1

14' x 7' 7" (4.27m x 2.31m)

BEDROOM 2

14' x 7' 6" (4.27m x 2.29m)

BATHROOM

8' 1" x 4' 10" (2.46m x 1.47m)

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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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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