

Buy your next home with Next Home

Leading Perthshire Estate Agency

1b Friarton Road, Perth, PH2 8DE

Offers Over £130,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

1b Friarton Road, Perth, PH2 8DE

Many thanks for your interest with 1b Friarton Road, Perth, PH2 8DE.

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, known as the “Fair City,” is a vibrant and historic hub on the banks of the River Tay. Offering an excellent range of shops, cafés, restaurants, and cultural venues, including Perth Concert Hall and Theatre, the city blends heritage charm with modern convenience. Outdoor enthusiasts enjoy riverside walks, nearby golf courses, and easy access to the Highlands. Perth benefits from outstanding transport links, with quick road and rail connections to Edinburgh, Glasgow, Dundee, and Inverness. The area offers a wide choice of property styles, from traditional townhouses and period flats to contemporary family homes, making it an attractive location for professionals, families, and retirees alike.



Property Summary

Next Home are delighted to bring to the market this immaculately presented two-bedroom top floor apartment, offering spacious accommodation, private outdoor space and parking for two vehicles — making it an ideal purchase for first-time buyers.

The property is bright and well maintained throughout, comprising a welcoming hall, a spacious lounge with ample room for a variety of free-standing furniture, and a modern kitchen fitted with contemporary units and good worktop space.

There are two generous double bedrooms, both well presented, along with a stylish shower room completing the accommodation.

A particular benefit of the property is the private parking for two cars, along with a private garden area, providing excellent outdoor space rarely found with apartment living.

Situated within a convenient location close to local amenities and transport links, this superb apartment is offered in true move-in condition and early viewing is highly recommended.



Key property features

- ✓ Ideal for first time buyers
- ✓ 2 double bedrooms
- ✓ Modern kitchen
- ✓ Parking for 2 cars
- ✓ Private garden
- ✓ Immaculately presented
- ✓ Gas central heating
- ✓ Ideal for the commuter
- ✓ Close to local amenities
- ✓ Partially floored attic









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 rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

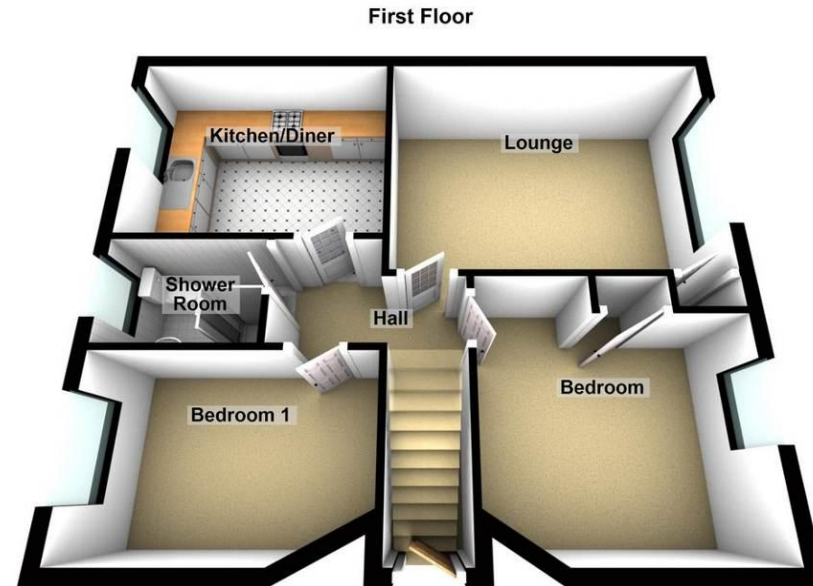
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

LOUNGE

13' 4" x 13' 2" (4.06m x 4.01m)

KITCHEN

10' 9" x 9' 6" (3.28m x 2.9m)

BEDROOM

13' 9" x 9' 7" (4.19m x 2.92m)

BEDROOM

11' 5" x 9' 7" (3.48m x 2.92m)

SHOWER ROOM

6' x 5' 2" (1.83m x 1.57m)

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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