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265c High Street, Perth, PH1 5QN

Offers Over £40,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

265c High Street, Perth, PH1 5QN

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265c High Street, Perth, PH1 5QN.

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advice to all our buyers.

Next Home Estate Agents dedicate themselves to be available when you are, to arrange a valuation. We are renown in offering an unbeatable service 7 days a week until 9pm.

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Perthshire, operating from our 5 offices

throughout Perthshire and delivering more sales than any other estate agent.

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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.

will email you of new property listings and property open days.

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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 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.



Property summary

****CASH/INVESTMENT BUYERS** ONLY**

We are pleased to bring to the market this well presented ONE BEDROOM SECOND FLOOR FLAT situated within Perth city centre.

The property offers well-proportioned accommodation comprising entrance hall with storage cupboard; front facing lounge with feature fireplace and storage cupboard; kitchen fitted with a range of modern wall and base units with contrasting work surfaces and integrated oven, hob, and space for further appliances; bathroom with white suite and partial tiling to the walls.

There is double glazing and electric heating.

Parking is available on street nearby and permits are available if required.

This property would make an excellent investment purchase and early viewing is highly recommended.

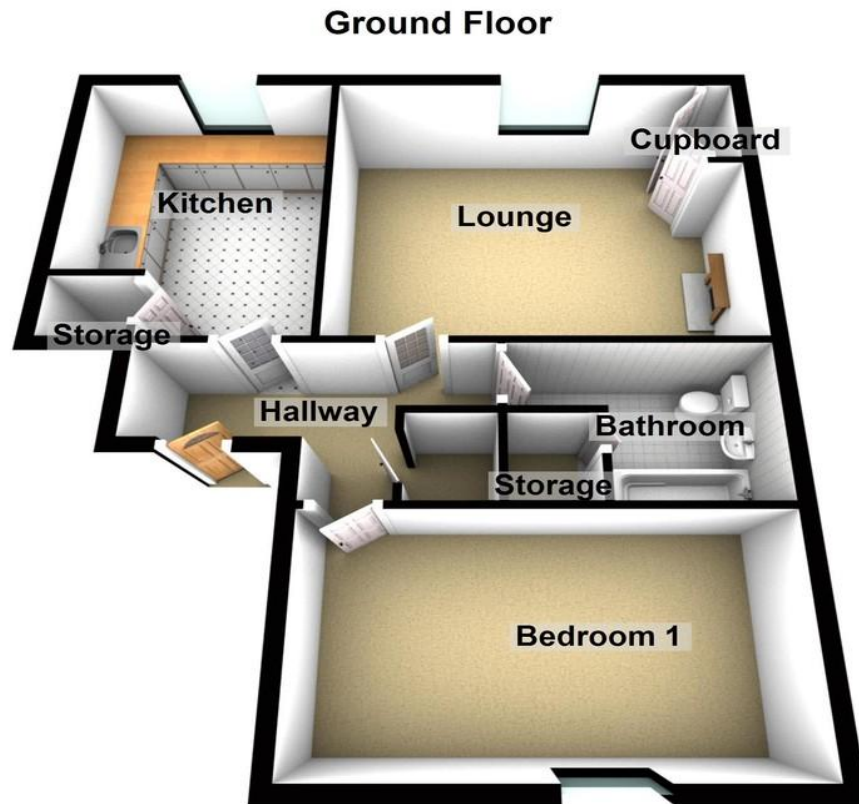


Key property features

- ✓ Cash/Investment purchase
- ✓ Bright lounge
- ✓ Modern Kitchen
- ✓ Bathroom with white suite
- ✓ Double Bedroom
- ✓ Electric heating
- ✓ Double glazing
- ✓ Central location
- ✓ Great rental opportunity
- ✓ Close to all amenities



Floorplans





Property Room Sizes

ENTRANCE HALL 8' 3" X 7' 4" (2.51M X 2.24M)

LOUNGE 13' 1" X 10' 9" (3.99M X 3.28M)

KITCHEN 13' 6" X 6' 10" (4.11M X 2.08M)

BEDROOM 11' 8" X 9' 0" (3.56M X 2.74M)

BATHROOM 7' 4" X 6' 2" (2.24M X 1.88M)

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 01796 54 80 14

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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