

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 4, 55 High Street, Perth, PH1 5TJ

Offers Over £55,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Flat 4, 55 High Street, Perth, PH1 5TJ

Many thanks for your interest in Flat 4, 55 High Street, Perth, PH1 5TJ.

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 01764 42 43 44.

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

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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.



# Property summary

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A great opportunity to purchase this city centre ONE BEDROOM SECOND FLOOR FLAT. The property is entered via a communal well-maintained entrance close, and the accommodation comprises entrance hall with large walk in cupboard, which is large enough for use as a home office and second additional storage cupboard; bright lounge with rear facing window, laminate flooring, underfloor heating and access to the kitchen.

The kitchen is fitted with units in wood with contrasting work surfaces and splash back and has space for a range of appliances.

The double bedroom has a rear facing window and walk in wardrobe and the spacious bathroom is fitted with a suite comprising WC and wash hand basin within vanity unit and bath with shower over and tiling to the walls.

There is double glazing and electric heating throughout. Early viewing is highly recommended as this property would make an excellent first or investment purchase. EPC E51.



# Key property features

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- ✓ City Centre Flat
- ✓ Bright Lounge
- ✓ Kitchen with appliances
- ✓ Double bedroom & Box room/study
- ✓ Bathroom & Excellent storage
- ✓ Double Glazing
- ✓ Gas central heating
- ✓ Public transport nearby
- ✓ Ideal first purchase
- ✓ Excellent investment opportunity



# Floorplans





# Property Room Sizes

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HALL

LOUNGE 12' 7" X 10' 8" (3.84M X 3.25M)

KITCHEN 8' 7" X 7' 2" (2.62M X 2.18M)

BEDROOM 10' 9" X 10' 0" (3.28M X 3.05M)

BATHROOM 7' 7" X 6' (2.31M X 1.83M)

BOX ROOM/STUDY 10' 4" X 2' 10" (3.15M X 0.86M)

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 carpet, 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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent **available 7 days until 9pm***

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