

# Buy your next home with Next Home

Leading Perthshire Estate Agency

61/5 George Street, Perth, Perthshire, PH1 5LB

Offers Over £69,000

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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61/5 George Street, Perth, Perthshire, PH1 5LB

Many thanks for your interest with 61/5 George Street, Perth, Perthshire, PH1 5LB.

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

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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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We are delighted to bring to the market this very well presented ONE BEDROOM TOP FLOOR FLAT situated within Perth city centre. The property is located on the top floor and is entered via a secure entry door system. The property offers bright and modern accommodation comprising entrance hall with low level cupboard and wide hatch providing access to the attic space via a 'Ramsay' style ladder: lounge with feature arched sash & case window and window seat affording magnificent views over the city and beyond, storage cupboard, Telephone and BT open reach points: kitchen with modern units in white ,integrated oven, hob & extractor, co-ordinating worksurfaces, 1.5 bowl sink and drainer unit and washing machine: bathroom with white suite comprising WC with concealed cistern, wash hand basin, bath with shower over and glazed screen, chrome ladders radiator and partial tiling to the walls: double bedroom with wardrobe and TV point. There is a wet electric heating system.



# Key property features

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- ✓ Fresh and modern top floor flat
- ✓ Bright lounge with lovely views
- ✓ Contemporary kitchen
- ✓ Double Bedroom
- ✓ Bathroom with white suite
- ✓ Wet Electric heating system
- ✓ Secure entry system
- ✓ Central location
- ✓ Excellent first or investment purchase
- ✓ Excellent buy to let opportunity













# Have a property to sell?

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



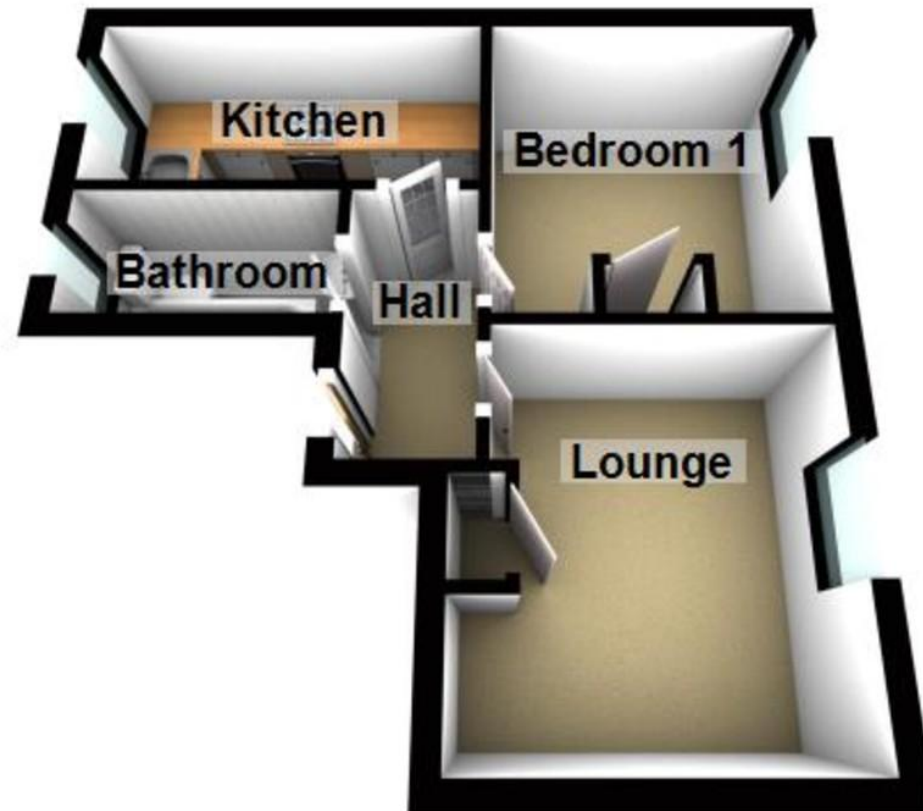
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# Floorplans

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Ground Floor



# Property Room sizes

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## **ENTRANCE HALL**

*9' 4" x 3' 11" (2.84m x 1.19m)*

## **LOUNGE**

*15' 8" x 12' 7" (4.78m x 3.84m)*

## **KITCHEN**

*10' 7" x 6' 0" (3.23m x 1.83m)*

## **BEDROOM**

*14' 3" x 9' 8" (4.34m x 2.95m)*

## **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](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)

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