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Leading Perthshire Estate Agency

48 Victoria Street, Perth, PH2 8JT

Offers Over £75,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

48 Victoria Street, Perth, PH2 8JT

Many thanks for your interest in
48 Victoria Street, Perth, PH2 8JT.

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 renown 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

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

A rare opportunity to purchase this SELF CONTAINED ONE BEDROOM GROUND FLOOR FLAT situated within Perth city centre.

The property offers well-proportioned accommodation comprising entrance vestibule with large storage cupboard: lounge with front facing window and two further spacious storage cupboards: hall: shower room with modern white suite and tiling to the walls together with complementary floor tiling: double bedroom with large cupboard and rear facing window: kitchen with fitted wall and base units, oven, washing machine and space for fridge/freezer, and attractive floor tiling. There is a door from the kitchen to the rear where there is communal area and further access is available via a gate to the side for bins etc to the front on the property.

The property has partial double glazing and electric heating.

This property would make an excellent first, retirement or investment purchase and early viewing is therefore highly recommended.



Key property features

- ✓ Ground floor flat
- ✓ Self-contained
- ✓ Entrance vestibule
- ✓ Lounge with excellent storage
- ✓ Bright kitchen
- ✓ Modern shower room
- ✓ Double bedroom with storage
- ✓ Partial double glazing & Electric heating
- ✓ On street parking
- ✓ Central location



Floorplans





Property Room Sizes

ENTRANCE VESTIBULE 4' 11" X 4' 7" (1.5M X 1.4M)

LOUNGE 12' 10" X 11' 5" (3.91M X 3.48M)

HALL 12' 8" X 3' 5" (3.86M X 1.04M)

BEDROOM 11' 10" X 9' 2" (3.61M X 2.79M)

KITCHEN 14' 4" X 11' 9" (4.37M X 3.58M)

SHOWER ROOM 8' 10" X 3' 2" (2.69M X 0.97M)

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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