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Leading Perthshire Estate Agency

Flat 14, Beaumont House, 15 St. Johns Place, Perth, PH1 5SZ

Offers Over £95,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Flat 14, Beaumont House, 15 St. Johns Place,
Perth, PH1 5SZ

Many thanks for your interest in Flat 14, Beaumont House, 15 St. Johns Place, Perth, PH1 5SZ.

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

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 spacious ONE BEDROOM TOP FLOOR APARTMENT with lift access situated within Perth City Centre.

The property is entered via a secure entry system with CCTV and the carpeted communal reception area and corridors are all very well maintained. On the ground floor are post boxes pertaining to each luxury apartment and a convenient lift facility is available, making this appealing to all ages.

The open plan accommodation comprises entrance hall: bright lounge with front facing windows affording lovely views over the city: breakfasting kitchen with fitted appliances and large skylight window: spacious double bedroom and shower room with white suite.

There is an air conditioning system inbuilt, and heating is via gas radiators. Double Glazing. There is a factoring service which includes the buildings insurance, maintenance of the communal areas and lighting which is just a nominal monthly fee.

Early viewing is highly recommended. EPC C.



Key property features

- ✓ Top floor apartment
- ✓ Lift Facility
- ✓ Spacious accommodation
- ✓ Lovely front facing views
- ✓ Air conditioning unit
- ✓ Secure entry system and CCTV
- ✓ Double Glazing & Gas Central Heating
- ✓ Well maintained communal areas
- ✓ Central location
- ✓ Ideal home or investment purchase



Floorplans

FLOOR PLAN





Property Room Sizes

ENTRANCE HALL

LIVING ROOM 21' 4" X 12' 3" (6.5M X 3.73M)

KITCHEN 12' 3" X 10' 2" (3.73M X 3.1M)

BEDROOM 21' 4" X 10' 9" (6.5M X 3.28M)

SHOWER ROOM 7' 2" X 6' 3" (2.18M X 1.91M)

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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