



Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Monart Road, Perth, PH1 5UQ

Offers Over £175,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

8 Monart Road, Perth, PH1 5UQ

Many thanks for your interest in
8 Monart Road, Perth, PH1 5UQ.

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

Next Home are delighted to bring this spacious ground floor 2 bedroom apartment to the Perth residential sales market.

The property would make an ideal buy to let with the city centre on it's doorstep which offers a variety of pubs, restaurants, recreational facilities and easy access to A9 and beyond.

The accommodation is accessed via a new secure door entry system which is linked to the apartment and can be linked direct to the resident mobile device for added security when not home, with carpeted communal hall leading to No 8. A welcoming L-Shaped hall that has 2 large storage cupboards and gives direct access to all accommodation on offer. A bright and spacious open plan lounge/dining and kitchen(fully fitted with white goods) provides an excellent space for hosting and relaxing. There are also two double bedrooms with built in wardrobes(master en-suite) and a bathroom.

The property comes with an allocated parking space.



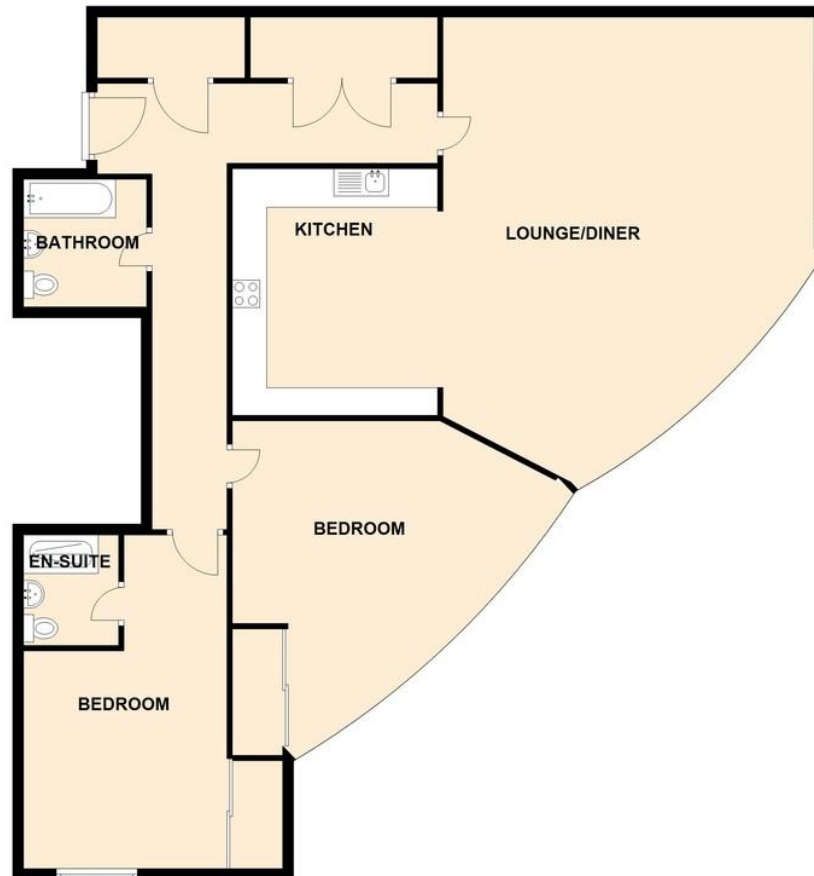
Key property features

- ✓ 2 Double bedrooms
- ✓ Master en-suite
- ✓ Open plan living
- ✓ Great storage
- ✓ Ideal Air BnB
- ✓ New secure door entry system
- ✓ Close to local amenities
- ✓ Ground floor apartment
- ✓ GCH



Floorplans

GROUND FLOOR





Property Room Sizes

ENTRANCE HALL 20' 4" X 4' 3" (6.2M X 1.3M)

LOUNGE/DINER 23' 7" X 13' 7" (7.19M X 4.14M)

KITCHEN 9' 9" X 6' 8" (2.97M X 2.03M)

BEDROOM 16' 8" X 10' 8" (5.08M X 3.25M)

ENSUITE 6' 10" X 5' 6" (2.08M X 1.68M)

BEDROOM 13' 5" X 12' 11" (4.09M X 3.94M)

BATHROOM 7' 2" X 7' 2" (2.18M X 2.18M)

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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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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