

# Buy your next home with Next Home

---

Leading Perthshire Estate Agency

---

Royal British House , 5 Leonard Street, Perth, PH2 8HA

---

Offers Over £140,000

# Buying with Next Home

---

Royal British House , 5 Leonard Street, Perth,  
PH2 8HA



Many thanks for your interest in  
Royal British House , 5 Leonard Street,  
Perth, PH2 8HA.

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 ideally situated 2 bedroom 1st floor apartment to the Perth market. The apartment is ideal for the commuter with both Train and Bus station within walk distance. The property is accessed via a secure door entry system with a communal stairwell leading to the bright and spacious apartment comprising: Entrance hall with large cupboard, bright and spacious lounge, kitchen, 2 double bedrooms with built in wardrobes and a bathroom. There is allocated parking to the front of the property.



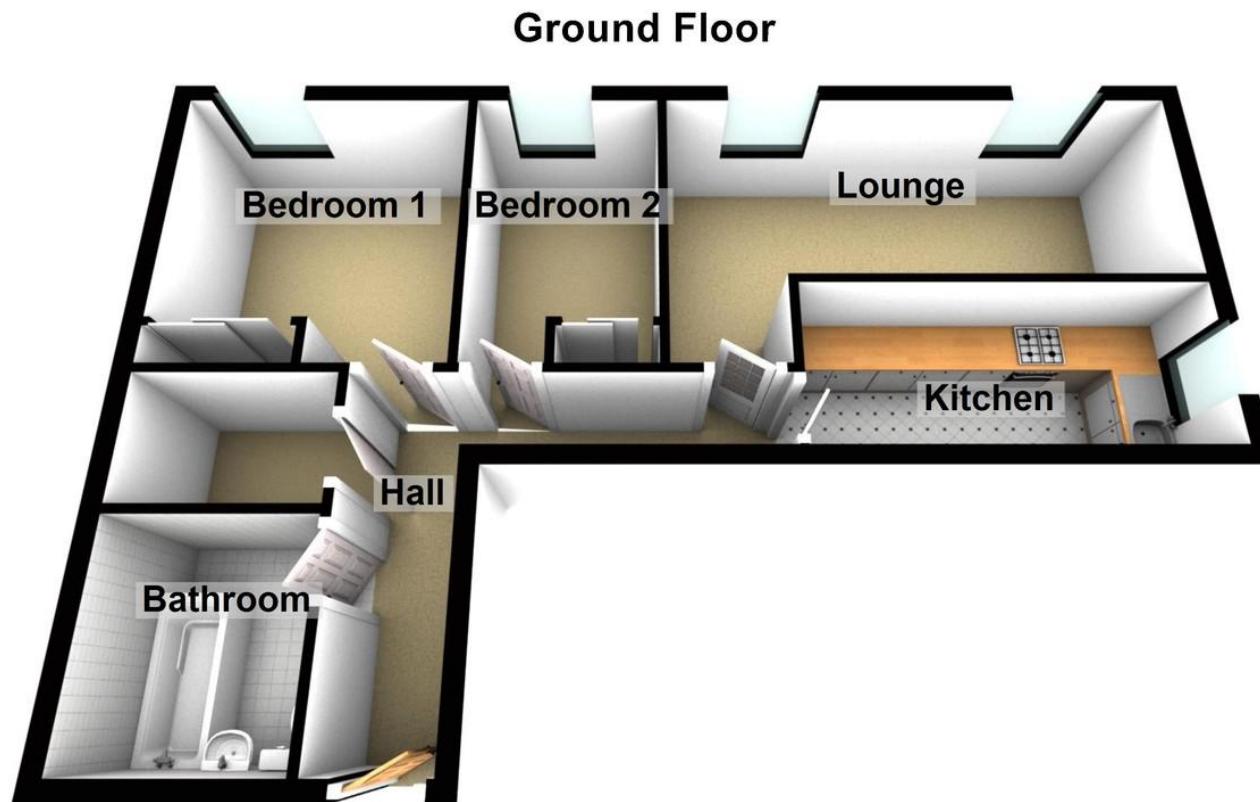
# Key property features

---

- ✓ Ideal buy to let
- ✓ Allocated Parking
- ✓ Ideal for the commuter
- ✓ Chain Free
- ✓ 2 double bedrooms
- ✓ Spacious lounge
- ✓ Close to local amenities
- ✓ Ideal Air B&B



# Floorplans





# Property Room Sizes

LOUNGE 17' 1" X 13' 0" (5.21M X 3.96M)

KITCHEN 13' 1" X 5' 5" (3.99M X 1.65M)

BEDROOM ONE 13' 9" X 10' 0" (4.19M X 3.05M)

BEDROOM TWO 14' 7" X 8' 1" (4.44M X 2.46M)

BATHROOM 6' 3" X 6' 1" (1.91M X 1.85M)

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.



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***

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.

Registered Office: Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXT HOME (Scotland) Ltd is an appointed representative of Kingsgate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme