

Buy your next home with Next Home

Leading Perthshire Estate Agency

13a South Street, Perth, PH2 8PG

Offers Over £62,500

**NEXTHOME**
ESTATE & LETTING AGENTS

Buying with Next Home

13a South Street, Perth, PH2 8PG

Many thanks for your interest in 13a South Street, Perth, PH2 8PG.

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

We are delighted to bring to the market this very well presented 2nd floor flat entered via a secure entry door system with composite front door and triple secure lock.

The spacious accommodation comprises of entrance hall; bright lounge with sash & case windows; kitchen with pantry; double bedroom and modern shower room.

There is a Sun Ray low energy electric heating system and sash & case windows.

The property would make an excellent first or investment purchase and early viewing is highly recommended.



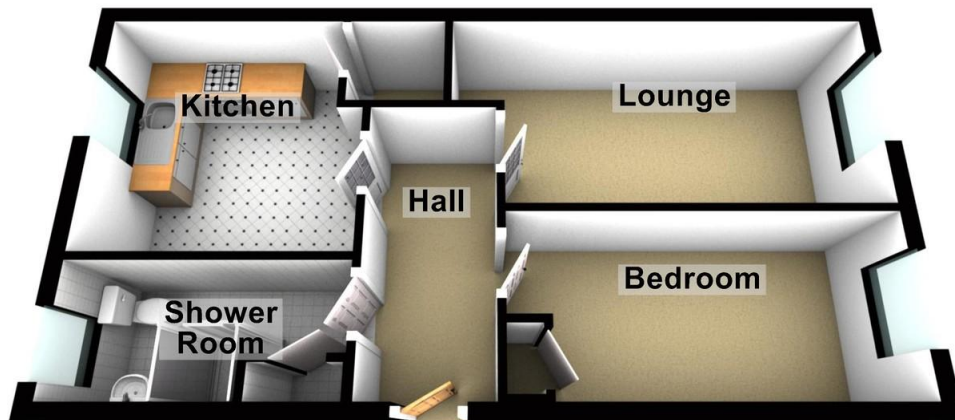
Key property features

- ✓ Ideal for a first time buyer
- ✓ Ideal buy to let
- ✓ City centre location
- ✓ Walk-in condition
- ✓ Spacious lounge
- ✓ Secure door entry system
- ✓ Electric heating
- ✓ Close to local amenities



Floorplans

Second Floor





Property Room Sizes

HALL 8' 8" X 4' 1" (2.64M X 1.24M)

LOUNGE 16' 5" X 10' 1" (5M X 3.07M)

KITCHEN 8' 8" X 8' 3" (2.64M X 2.51M)

SHOWER ROOM 8' 6" X 5' (2.59M X 1.52M)

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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