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Leading Perthshire Estate Agency

Flat 7G Stormont House, 11-13 Atholl Street, Perth, PH1 5NH



ESTATE & LETTI

Fixed Price £65,000

Buying with Next Home

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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

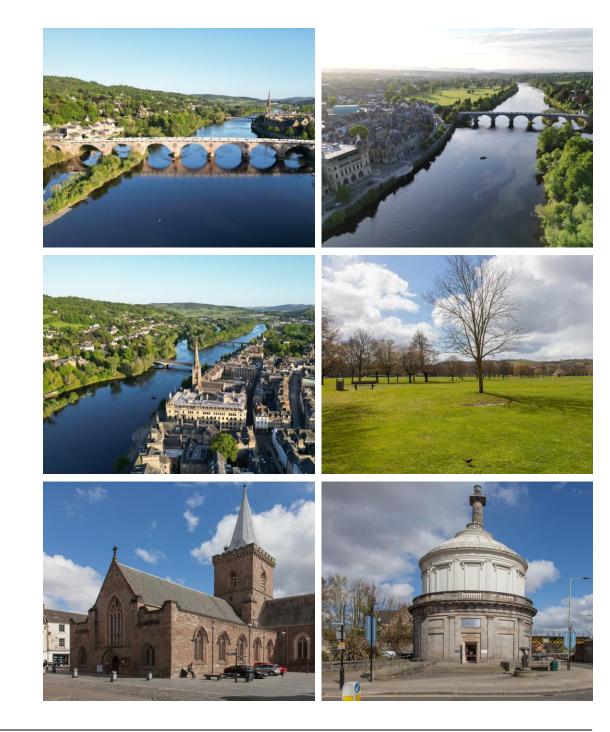
If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

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 spacious ONE BEDROOM FIRST FLOOR FLAT entered via a secure entry door system and located within Perth city centre.

The accommodation comprises entrance hall with storage; bright lounge with rear facing windows and electric fire; kitchen with oven, hob and extractor together with space for further appliances; bathroom with shower over the bath and white suite; bedroom with walk in wardrobe. Double Glazing.

The property also benefits from having a large secure external storage cupboard.

This would make an excellent first or investment purchase.





Key property features

- First floor flat
- 💙 Lounge/diner
- ✓ Kitchen with appliances
- Bedroom
- Sathroom with shower over the bath
- 🔮 Secure Entry System
- 💙 Double Glazing
- Central Location
- 💙 Storage cupboard
- Close to amenities





Floorplans

Floor Plan





Property Room Sizes

LOUNGE/DINER **17'9" X 9'5" (5.41M X 2.87M)** KITCHEN **10' 1" X 6' 7" (3.07M X 2.01M)** BEDROOM **10' 7" X 8' 5" (3.23M X 2.57M)** BATHROOM **6' 6" X 5' 5" (1.98M X 1.65M)**

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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The only Perthshire estate agent available 7 days until 9pm

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