



# Buy your next home with Next Home

---

Leading Perthshire Estate Agency

54C South William Street, Perth, PH2 8LS

---

Offers Over £54,950



**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

54C South William Street, Perth, PH2 8LS

Many thanks for your interest in  
54C South William Street, Perth, PH2 8LS.

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

---

A rare opportunity to purchase this first floor TWO BEDROOM FLAT situated within Perth city centre.

The property is entered via the rear of the building and the accommodation comprises entrance hall with large storage cupboard; lounge with front facing window; double bedroom; single bedroom with fitted wardrobe; kitchen and bathroom with white suite and shower over the bath.

There is gas heating and double glazing throughout.

Parking is available on street to the front and a permit can be purchased if required.



# Key property features

---

- ✓ City Centre Flat
- ✓ First floor
- ✓ Lounge & Kitchen
- ✓ 2 Bedrooms
- ✓ Bathroom
- ✓ On Street Parking
- ✓ Excellent storage
- ✓ Ideal first or investment opportunity
- ✓ Close to all amenities
- ✓ Gas Heating



# Floorplans





# Property Room Sizes

---

HALL 10' 10" X 3' 2" (3.3M X 0.97M)

LOUNGE 13' 3" X 13' 3" (4.04M X 4.04M)

KITCHEN 9' 7" X 6' 3" (2.92M X 1.91M)

BEDROOM 12' 3" X 7' 8" (3.73M X 2.34M)

BEDROOM 2 13' 4" X 6' 8" (4.06M X 2.03M)

BATHROOM 8' 5" X 5' 0" (2.57M 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.



**NEXTHOME**  
ESTATE & LETTING AGENTS

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. NEXTHOME (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