

Buy your next home with Next Home

Leading Perthshire Estate Agency

30 South William Street, Perth, PH2 8LS

Offers Over £235,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

30 South William Street, Perth, PH2 8LS

Many thanks for your interest with 30 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 reknown 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 01738 444342.

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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
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.





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Get to know about our newly listed properties 1st by signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this deceptively spacious 3/4 bedroom townhouse situated just outside the city centre of Perth.

The property is set over 3 levels with a private entrance and stairwell giving access to all accommodation on offer which comprises: entrance hall with storage, lounge, large kitchen/dining room with pantry, 2 double bedrooms on the 1st floor and tastefully decorated bathroom.

The 2nd floor is accessed via a carpeted stairwell which gives access to a large principle bedroom with storage, modern bathroom, utility room and a 4th bedroom/ study that has built in 'Sharps' wardrobes.

The property is bursting with character with high ceilings, spacious rooms and modern sash and case windows with functional wooden shutters.

Additionally there is a single garage pertaining to the property.

Gas central heating and double glazing throughout.



Key property features

- ✓ 3/4 bedrooms
- ✓ Wooden shutters
- ✓ Walk-in conditions
- ✓ Private entrance
- ✓ Single garage
- ✓ Ideal holiday home
- ✓ Spacious rooms throughout
- ✓ Close to the South Inch
- ✓ Close to all local amenities
- ✓ Rare to the market















Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

HALL

6' 6" x 6' 2" (2m x 1.88m)

LOUNGE

13' 4" x 13' (4.06m x 3.96m)

KITCHEN/DINER

14' 2" x 13' (4.32m x 3.96m)

BEDROOM

14' 6" x 11' 4" (4.42m x 3.45m)

BEDROOM

15' 3" x 11' 3" (4.65m x 3.43m)

PRINCIPAL BEDROOM (2ND FLOOR)

15' 9" x 12' (4.8m x 3.66m)

STUDY

8' 8" x 9' 1" (2.64m x 2.77m)

ENSUITE

7' 8" x 6' (2.34m x 1.83m)

UTILITY ROOM

7' 8" x 5' 8" (2.34m x 1.73m)

BATHROOM

11' x 6' 3" (3.35m x 1.91m)

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..... 01250 39 80 02

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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