

# Buy your next home with Next Home

Leading Perthshire Estate Agency

15 Stronsay Court, Perth, PH1 3BX

Offers Over £105,000





# Buying with Next Home

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15 Stronsay Court, Perth, PH1 3BX

Many thanks for your interest with 15 Stronsay Court, Perth, PH1 3BX.

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.

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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

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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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# Property Summary

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Next Home is delighted to present this beautifully maintained, move-in ready 2-bedroom top-floor apartment, located in the highly sought-after residential area of North Muirton, Perth.

Perfectly suited for first-time buyers, this bright and spacious property offers a contemporary living space with tasteful decor throughout. The west-facing aspect of the apartment allows natural light to flood the modern kitchen and generous lounge, creating a warm and inviting atmosphere. From the lounge, enjoy breathtaking panoramic views stretching towards the base of the Scottish Highlands.

The welcoming entrance hall is both light and airy, with a convenient utility area cleverly formed from the original hall cupboards, as well as an additional linen cupboard for extra storage space.

There are two well-proportioned double bedrooms, with the principal bedroom featuring a wardrobe alcove and stunning views over the River Tay and the grounds of Scone Palace.

The modern bathroom is finished to a high standard, complementing the overall quality of the property.

Additional features include newly installed double glazing and gas central heating throughout, ensuring comfort and energy efficiency. Externally, there is a storage shed and a communal drying area for your convenience.

This exceptional property is a must-see for those seeking a stylish and well-located home.



# Key property features

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- ✓ Modern kitchen finished to a high standard
- ✓ New contemporary bathroom
- ✓ Gas central heating
- ✓ Stunning panoramic views
- ✓ Secure door entry system
- ✓ Great storage and utility area
- ✓ New double glazed windows
- ✓ 2 double bedrooms
- ✓ Spacious and bright rooms throughout
- ✓ Move in condition







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Next Home - 15 Stronsay Court, Perth, PH1 3BX





















# Have a property to sell?

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



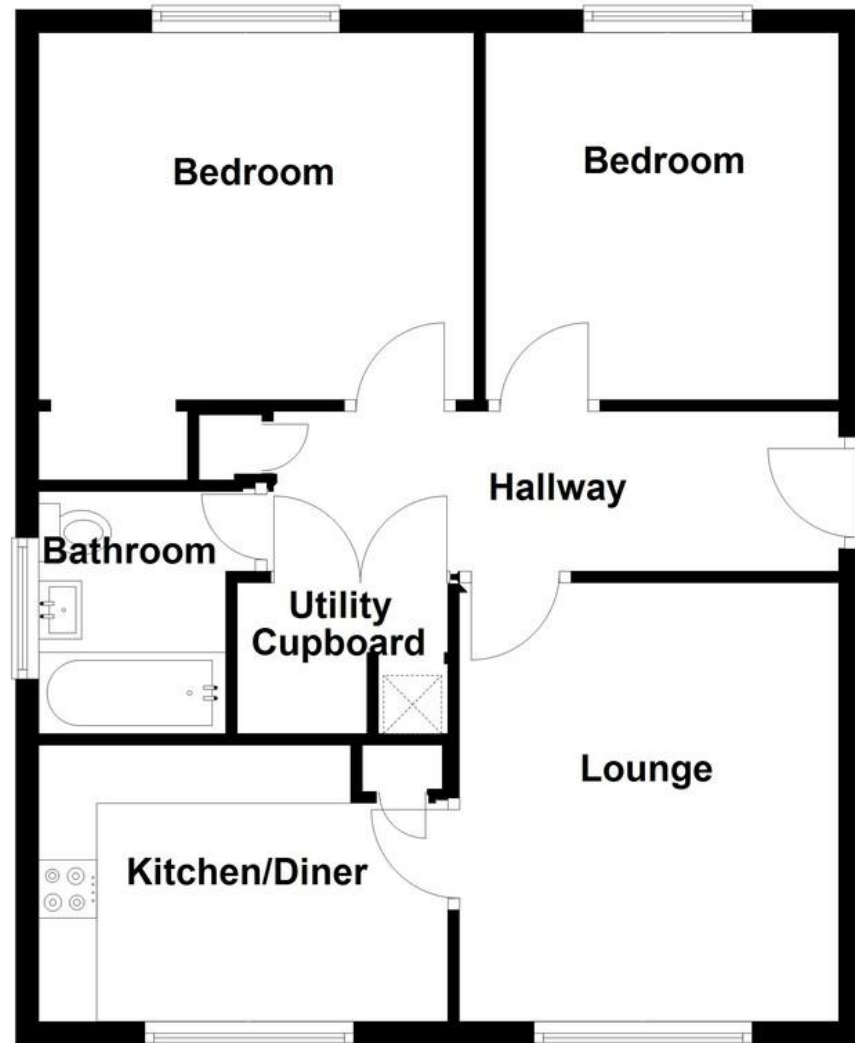
## NEXTHOME

ESTATE & LETTING AGENTS

# Floorplans

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**First Floor**







# Property Room sizes

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## **HALL**

*17' 4" x 4' 8" (5.28m x 1.42m)*

## **LOUNGE**

*15' 8" x 10' 3" (4.78m x 3.12m)*

## **KITCHEN**

*11' 8" x 9' 3" (3.56m x 2.82m)*

## **BEDROOM 1**

*11' 5" x 10' 4" (3.48m x 3.15m)*

## **BEDROOM 2**

*10' 4" x 10' 4" (3.15m x 3.15m)*

## **BATHROOM**

*7' 2" x 7' (2.18m x 2.13m)*

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..... 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](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)

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