

# Buy your next home with Next Home

Leading Perthshire Estate Agency

15 Stronsay Court, Perth, PH1 3BX

Offers Over £105,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home



15 Stronsay Court, Perth, PH1 3BX

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themselves to be available when you are,  
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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

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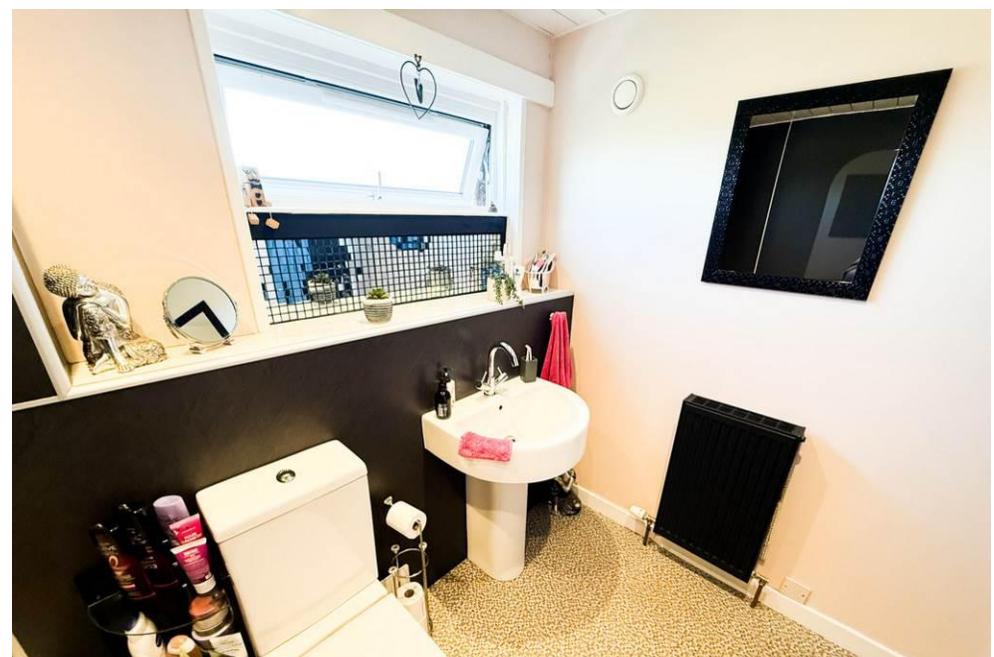
- ✓ Modern kitchen finished to a high standard
- ✓ New contemporary bathroom
- ✓ Gas central heating
- ✓ Stunning panoramic views
- ✓ Secure door entry system
- ✓ Great storage and utility area
- ✓ New double glazed windows
- ✓ 2 double bedrooms
- ✓ Spacious and bright rooms throughout
- ✓ Move in condition





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# Have a property to sell?

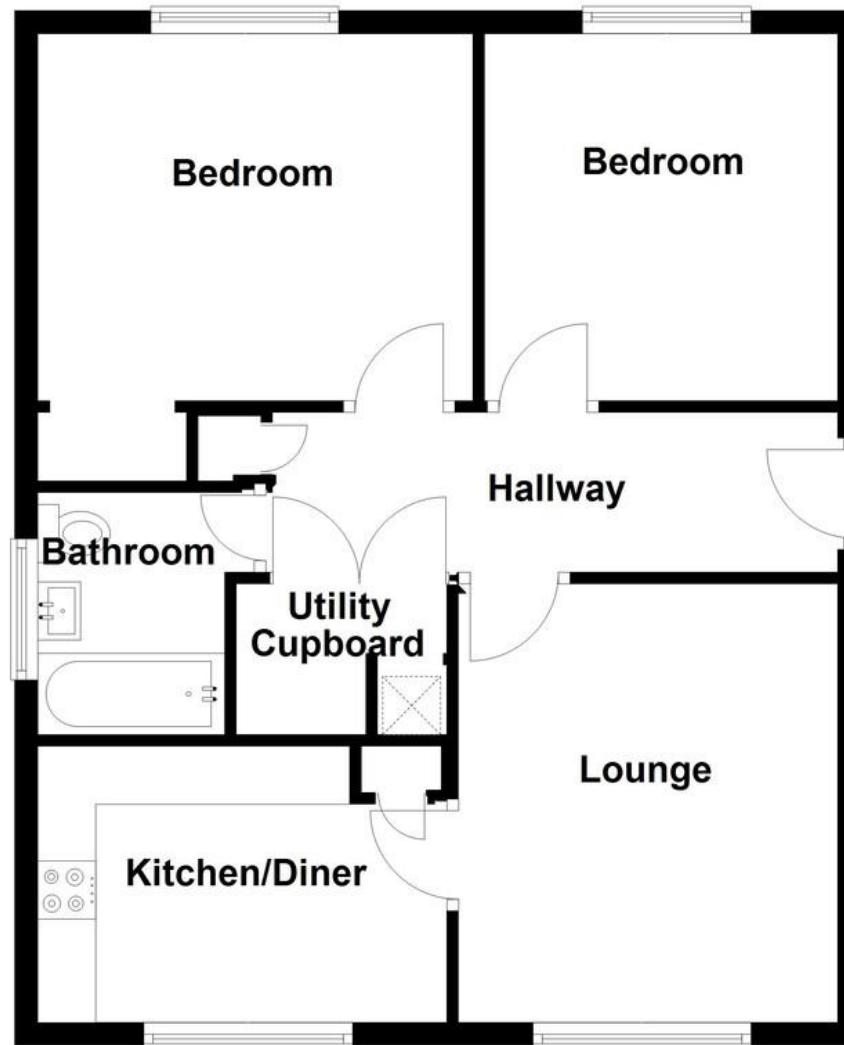
An expert from our local branch will provide you with the most accurate valuation.



# Floorplans

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**First Floor**





# Property Room sizes

## 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.



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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff..... 01764 65 00 44

211 High Street, Auchterarder..... 01764 66 36 66

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