

Buy your next home with Next Home

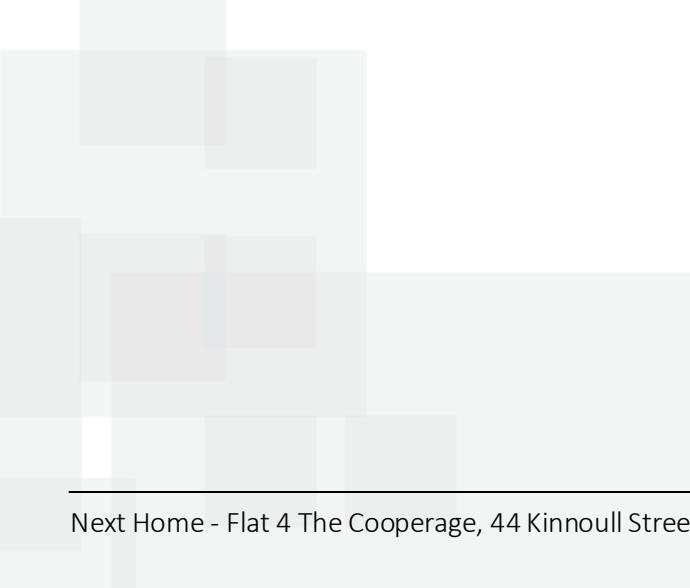
Leading Perthshire Estate Agency

Flat 4 The Cooperage, 44 Kinnoull Street, Perth, PH1 5EQ

Offers Over £67,500

Buying with Next Home

Flat 4 The Cooperage, 44 Kinnoull Street,
Perth, PH1 5EQ



Many thanks for your interest in
Flat 4 The Cooperage, 44 Kinnoull Street,
Perth, PH1 5EQ.

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

Next Home are delighted to bring to the market this 1-bedroom ground floor apartment situated in the city of Perth.

The property would be ideal for a first-time buyer with accommodation set on the ground floor comprising: Entrance Hall with 2 storage cupboards, spacious lounge, a double bedroom and with a built-in cupboard, kitchen and a bathroom.

To the rear there is off-street parking.

Electric heating throughout.



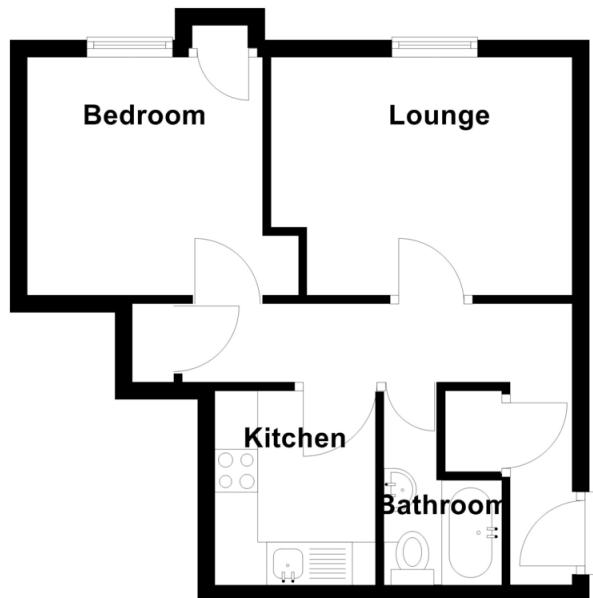
Key property features

- ✓ Ideal for first time buyers
- ✓ Close to local amenities
- ✓ Off-street parking
- ✓ Chain free
- ✓ Double bedroom
- ✓ Buy-to-Let opportunity
- ✓ Electric heating
- ✓ Secure door entry system



Floorplans

Ground Floor





Property Room Sizes

HALL

KITCHEN 9' 5" X 7' 2" (2.87M X 2.18M)

LOUNGE 11' 3" X 11' 8" (3.43M X 3.56M)

BEDROOM 11' X 9' 2" (3.35M X 2.79M)

BATHROOM 10' 4" X 5' 1" (3.15M X 1.55M)

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 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

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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