



# Buy your next home with Next Home

Leading Perthshire Estate Agency

61/6 George Street, Perth, PH1 5LB

Offers Over £85,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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61/6 George Street, Perth, PH1 5LB

Many thanks for your interest in  
61/6 George Street, Perth, PH1 5LB.

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.

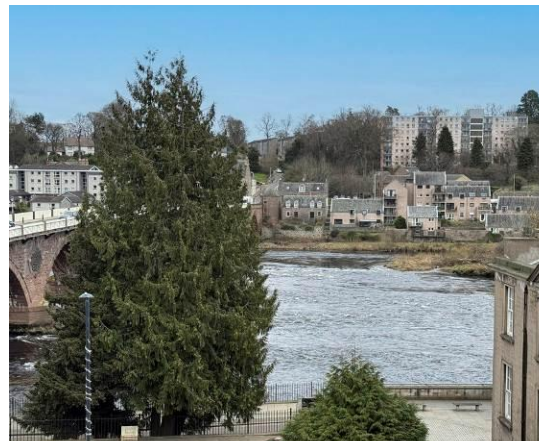


# About the area

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Perth, known as the “Fair City,” is a vibrant and historic hub on the banks of the River Tay. Offering an excellent range of shops, cafés, restaurants, and cultural venues, including Perth Concert Hall and Theatre, the city blends heritage charm with modern convenience.

Outdoor enthusiasts enjoy riverside walks, nearby golf courses, and easy access to the Highlands. Perth benefits from outstanding transport links, with quick road and rail connections to Edinburgh, Glasgow, Dundee, and Inverness. The area offers a wide choice of property styles, from traditional townhouses and period flats to contemporary family homes, making it an attractive location for professionals, families, and retirees alike.



# Property summary

Next Home are delighted to bring to the market this immaculately presented one-bedroom top floor apartment, ideally positioned in the heart of Perth city centre and enjoying attractive views over the River Tay.

An excellent opportunity for a first-time buyer or investor, the property combines a central location with well-proportioned accommodation and a bright, modern feel throughout.

A well-maintained communal stairwell leads to the apartment, where the entrance hall provides access to all rooms and benefits from good built-in storage. A Ramsay ladder leads to a particularly generous attic space, offering excellent additional storage or potential for a variety of uses.

The open-plan lounge, dining and kitchen area is light and welcoming, with ample room for both living and dining furniture, making it a comfortable and sociable space.

The double bedroom includes built-in storage and enjoys open river views, while the bathroom is neatly presented with a modern suite.

The property is further enhanced by wet electric heating and double glazing throughout. A well-finished city-centre apartment with river views, offering convenience, comfort and excellent value.





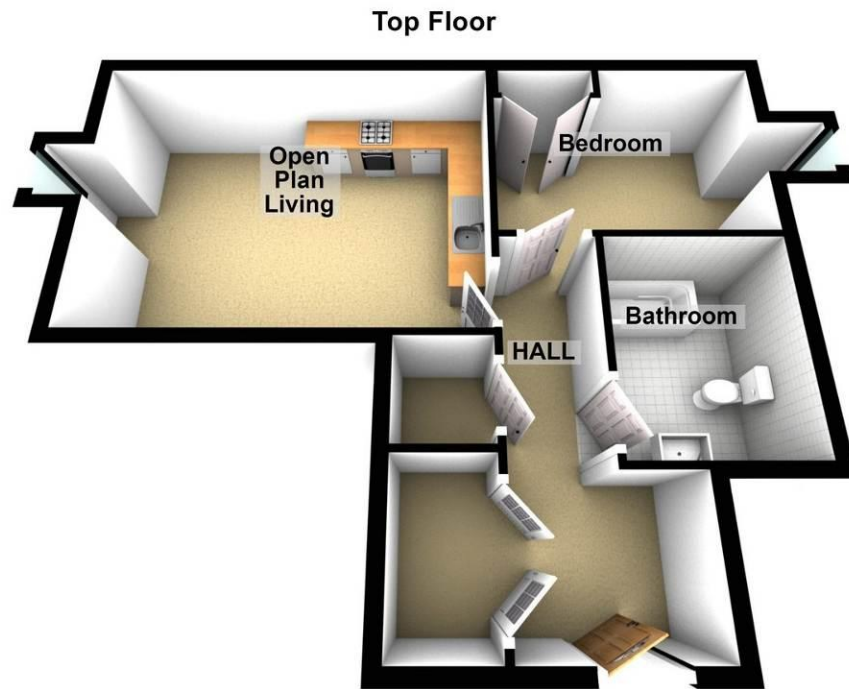
# Key property features

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- ✓ Chain Free
- ✓ Ideal investment
- ✓ Walking distance to shops
- ✓ Modern kitchen
- ✓ Immaculately presented
- ✓ Ideal for a first time buyer
- ✓ Large attic space
- ✓ Good storage
- ✓ River views



# Floorplans





# Property Room Sizes

HALLWAY 12' 2" X 3' 6" (3.71M X 1.07M)

OPEN PLAN LOUNGE/KITCHEN/DINIING 14' 8" X 14' 2" (4.47M X 4.32M)

BEDROOM 15' X 9' (4.57M X 2.74M)

BATHROOM 7' 6" X 6' (2.29M X 1.83M)

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](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***

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