



Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 2, 11 Jeanfield Road, Perth, PH1 1PG

Offes Over £72,500


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Flat 2, 11 Jeanfield Road, Perth, PH1 1PG

Many thanks for your interest in
Flat 2, 11 Jeanfield Road, Perth, PH1 1PG.

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, 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

We are delighted to bring to the market an excellent opportunity to purchase a freshly presented ground floor apartment, ideally positioned within easy reach of Perth city centre and local amenities.

This well-proportioned home is perfectly suited to a first-time buyer, downsizer or buy-to-let investor.

The accommodation comprises a welcoming entrance hall, a bright and comfortable lounge with ample space for everyday living, and a modern fitted kitchen finished with clean-lined units and room for white goods.

The double bedroom is generously sized and benefits from good natural light, while the contemporary shower room is finished with a white suite.

Externally, the property enjoys access to a private front garden, shared rear garden area, providing useful outdoor space. Further benefits include double glazing and a newly installed gas boiler.

A well-located, move-in-ready apartment offering convenience, comfort and excellent value. Early viewing is recommended.



Key property features

- ✓ Chain Free
- ✓ Ideal investment
- ✓ Walking distance to shops
- ✓ Modern kitchen
- ✓ Immaculately presented
- ✓ Ideal for a first time buyer
- ✓ New gas boiler
- ✓ Private front garden
- ✓ Recently refurbished
- ✓ Communal rear garden



Floorplans





Property Room Sizes

HALL

LOUNGE 14' 7" X 9' 2" (4.44M X 2.79M)

KITCHEN 10' 7" X 6' (3.23M X 1.83M)

BEDROOM 11' 4" X 11' 1" (3.45M X 3.38M)

SHOWER ROOM 8' 9" X 4' 9" (2.67M X

1.45M)

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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