

Buy your next home with Next Home

Leading Perthshire Estate Agency

39c Friar Street, Perth, PH2 0EG

Offers Over £75,000



NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

39c Friar Street, Perth, PH2 0EG

Many thanks for your interest in
39c Friar Street, Perth, PH2 0EG.

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

Next Home are delighted to bring to the market this 1-bedroom 1st floor apartment situated in the popular residential area of Craigie, Perth.

The property would be ideal for a first-time buyer or an investor.

Set on the 1st floor there is a hall which gives access to all accommodation on offer, lounge area which is open plan to the kitchen area, a double bedroom with build in storage and a 3-piece bathroom suite.

To the rear there is a well-kept communal garden with drying greens, lawn and a patio.

Parking can be found to the front. Electric heating throughout.



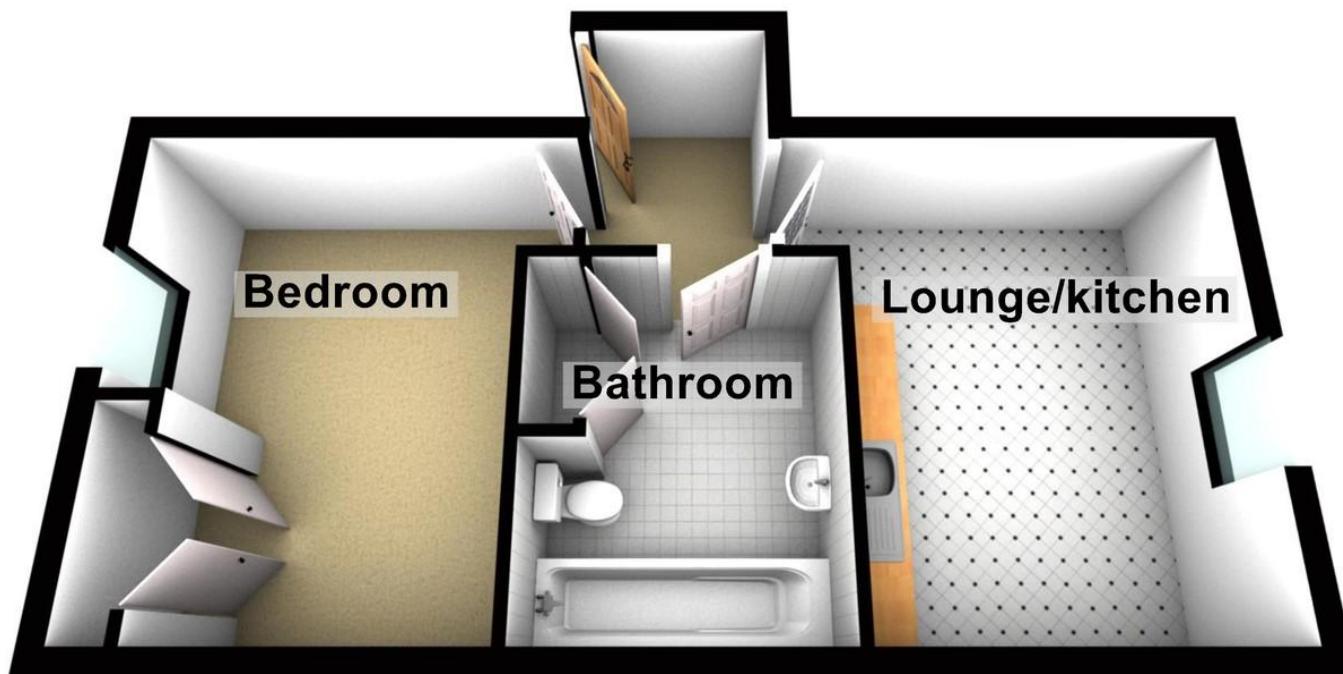
Key property features

- ✓ Ideal for first time buyers
- ✓ Ideal investment
- ✓ Communal rear garden
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Electric heating
- ✓ Open plan living
- ✓ Well-kept close
- ✓ On street parking



Floorplans

First Floor





Property Room Sizes

HALL **8'5" X 4' 1" (2.57M X 1.24M)**

LOUNGE/KITCHEN **13' X 12'5" (3.96M X 3.78M)**

BATHROOM **8' X 4' 9" (2.44M X 1.45M)**

BEDROOM **11' 5" X 11' 5" (3.48M X 3.48M)**

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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