

Buy your next home with Next Home

Leading Perthshire Estate Agency

G1, 9 Gray Street, Perth, PH2 0JH

Offers Over £140,000



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ESTATE & LETTING AGENTS

Buying with Next Home

G1, 9 Gray Street, Perth, PH2 0JH

Many thanks for your interest with G1, 9 Gray Street, Perth, PH2 0JH.

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 renowned 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 01738 444342.

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 immaculately presented two-bedroom ground floor apartment offers stylish accommodation along with the rare benefit of both private front and rear garden areas, set within a convenient location in Perth.

The property is entered into a welcoming hallway which gives access to all accommodation. The lounge is a bright and attractive space, enhanced by a bay window feature that allows natural light to flood the room and creates a lovely focal point.

The galley-style kitchen is well laid out and fitted with an oven, four-ring gas hob and space for a washing machine and freestanding fridge freezer, providing a practical and functional cooking area.

There are two well-proportioned bedrooms, along with a modern shower room fitted with a contemporary suite.

Externally, the property benefits from a private rear garden designed for ease of maintenance, featuring paving and enclosed by timber fencing. There is also a private front garden area.

Additional storage is a key feature, with three useful cupboards located under the communal stairs, within the communal hall, and an outbuilding in the communal garden.



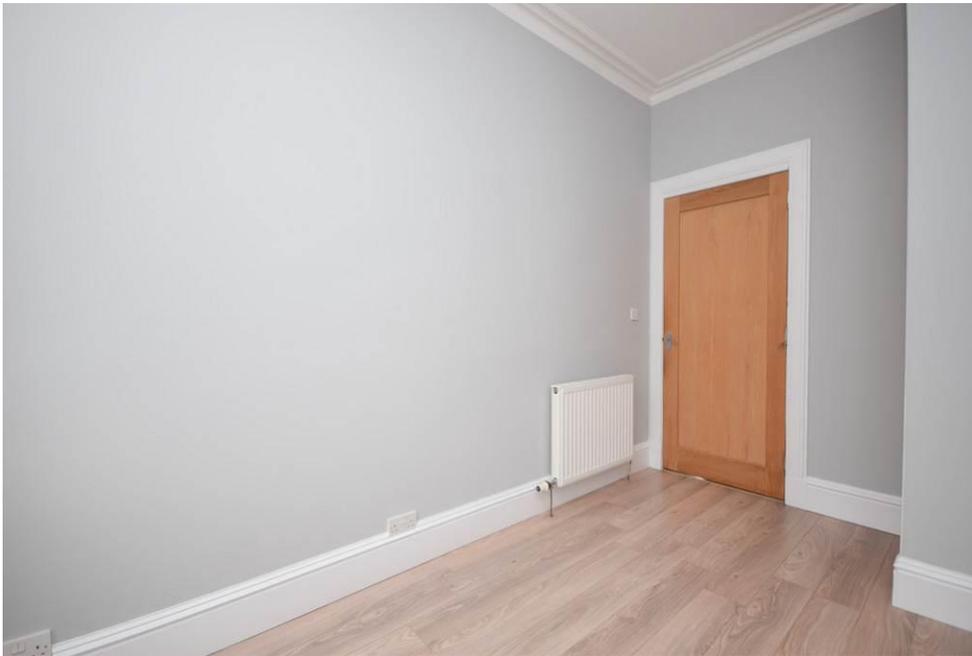
Key property features

- ✓ Popular residential area
- ✓ Ground floor apartment
- ✓ Private garden
- ✓ Immaculately presented
- ✓ Chain Free
- ✓ Ideal for a first-time buyer
- ✓ Close to all local amenities
- ✓ Storage in Communal Hall and garden
- ✓ Gas central heating
- ✓ Bay window feature in lounge









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

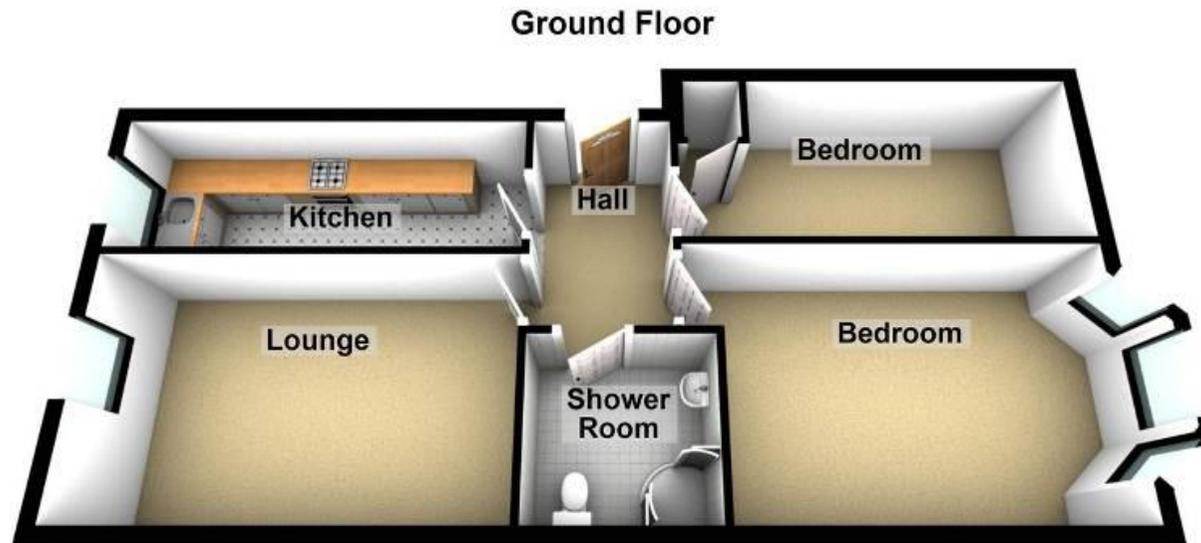
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LOUNGE

15' 10" x 11' 5" (4.85m x 3.48m)

KITCHEN

12' 9" x 4' 7" (3.89m x 1.42m)

BEDROOM

12' 9" x 11' 7" (3.89m x 3.55m)

BEDROOM

12' 5" x 7' 4" (3.79m x 2.25m)

SHOWER ROOM

7' 10" x 4' 11" (2.39m x 1.51m)

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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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..... 01250 39 80 02

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

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