

A three-story red stone terraced house with a blue front door and a small garden. The house has multiple windows with white frames and a small garden area with a low stone wall and various plants. The number 36 is visible above the door.

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Leading Perthshire Estate Agency

36a Friar Street, Perth, PH2 0EG

Offers Over £75,000

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ESTATE & LETTING AGENTS

Buying with Next Home

36a Friar Street, Perth, PH2 0EG

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We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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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 popular residential area of Craigie, Perth. The property is set over one level and comprises of: Communal stairwell, entrance hall that gives access to all accommodation on offer, spacious lounge, galley kitchen, double bedroom and a wet room. There is a communal drying area to the rear. The property offer gas central heating and double glazing



Key property features

- ✓ Ideal buy to let
- ✓ Ground floor apartment
- ✓ Low mortgage payments
- ✓ Spacious lounge
- ✓ Popular residential area
- ✓ Ideal for first time buyers
- ✓ Double bedroom
- ✓ Gas central heating
- ✓ Communal drying area
- ✓ close to local amenities











Have a property to sell?

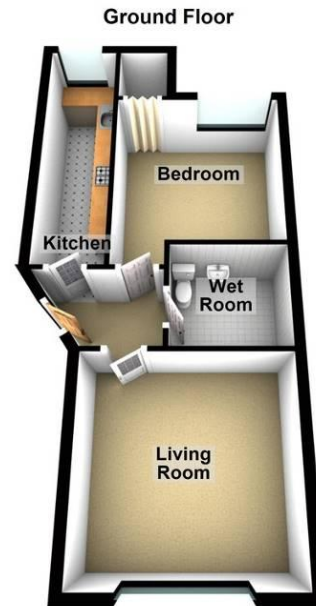
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LOUNGE

11' 9" x 10' (3.58m x 3.05m)

KITCHEN

14' 2" x 4' 2" (4.32m x 1.27m)

BEDROOM

11' 9" x 10' (3.58m x 3.05m)

WET ROOM

8' 3" x 5' 5" (2.51m x 1.65m)

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..... 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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