

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Attic flat, 48 Scott Street, Perth, PH1 5EH

Offers Over £110,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Attic flat, 48 Scott Street, Perth, PH1 5EH

Many thanks for your interest in Attic flat, 48 Scott Street, Perth, PH1 5EH.

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 reknown 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 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 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

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Next Home are delighted to bring to the market this spacious 2 bedroom attic apartment situated in Perth city centre.

The accommodation is entered via a secure door entry system and communal stairwell and comprises: entrance hall that gives access to all accommodation on offer, a very bright and spacious open plan lounge/dining area offers stunning views over the city centre and space for a variety of free standing furniture, modern kitchen, utility room, 2 double bedrooms and a stylish 4 piece bathroom suite.



# Key property features

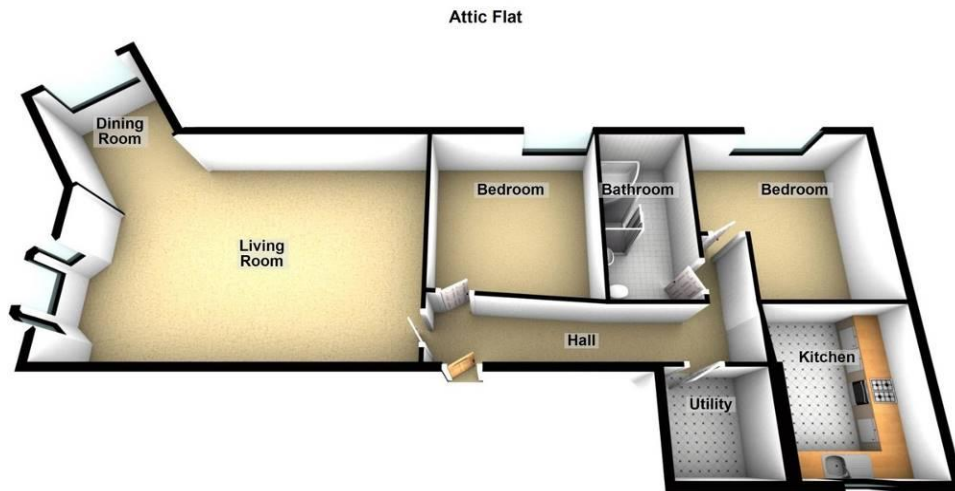
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- ✓ Spacious apartment
- ✓ City centre location
- ✓ Secure door entry system
- ✓ Ideal for first time buyers
- ✓ Chain Free
- ✓ Walk in condition
- ✓ 2 double bedrooms
- ✓ Modern Bathroom
- ✓ Modern Kitchen
- ✓ Utility room



# Floorplans

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# Property Room Sizes

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HALLWAY

UTILITY ROOM 7' 9" X 4' 7" (2.38M X 1.40M)

LOUNGE 17' 8" X 15' 4" (5.40M X 4.69M)

DINING AREA 7' 1" X 6' 2" (2.17M X 1.88M)

KITCHEN 13' 5" X 10' 8" (4.09M X 3.27M)

BEDROOM 14' 7" X 14' 7" (4.47M X 4.45M)

BEDROOM 12' 0" X 12' 11" (3.67M X 3.95M)

BATHROOM 13' 7" X 6' 10" (4.16M X 2.10M)

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 ..... 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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