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37 Kintillo Road, Bridge Of Earn, Perth, PH2 9AZ

Offers Over £140,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

37 Kintillo Road, Bridge Of Earn, Perth, PH2
9AZ

Many thanks for your interest in
37 Kintillo Road, Bridge Of Earn, Perth,
PH2 9AZ.

Next Home Estate Agents dedicate
themselves to be available when you are,
offering an unbeatable service 7 days a
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We have the largest sales team in
Perthshire, operating from our 5 offices
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About the area

The village offers a range of local amenities including Co-operative store, bakery, hairdresser, children's nursery, and a selection of restaurants.

There is a reputable primary school within the village and secondary schooling can be found in the nearby city of Perth, located approximately 4 miles North of the village.

The property is ideal for the commuter with the M90 being a short drive away giving easy access to Perth, Edinburgh, Stirling and Glasgow.



Property summary

A rare opportunity to purchase this TWO BEDROOM SEMI DETACHED BUNGALOW situated within the desirable village of Bridge of Earn.

The property offers well-proportioned accommodation over one floor comprising bright lounge with front facing window and feature fireplace: modern kitchen with fitted wall and base units together with appliances and door to the rear garden: bathroom with white suite and shower over the bath and two double bedrooms, one with fitted mirrored wardrobes.

There is double glazing and electric heating throughout.

Externally there is an enclosed sunny garden to the rear which is paved for ease of maintenance and benefits from a timber shed for storage. Parking is available on street to the front.

Early viewing is highly recommended as this property is sure to be popular.

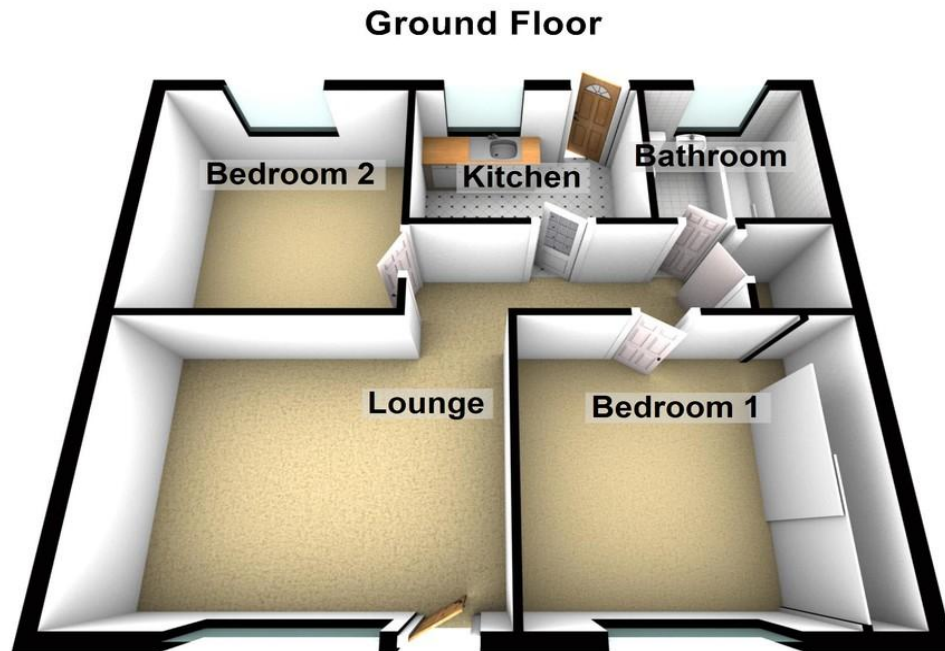


Key property features

- ✓ Semi Detached Bungalow
- ✓ 2 Bedrooms
- ✓ Modern Kitchen
- ✓ Bright lounge
- ✓ Double Glazing
- ✓ Electric Heating
- ✓ Enclosed sunny garden
- ✓ On street parking
- ✓ Village location
- ✓ Close to amenities



Floorplans





Property Room Sizes

LOUNGE 14' 6" X 10' 5" (4.42M X 3.18M)

KITCHEN 12' 5" X 7' 4" (3.78M X 2.24M)

BEDROOM 11' 9" X 10' 2" (3.58M X 3.1M)

BEDROOM 10' 4" X 9' 1" (3.15M X 2.77M)

BATHROOM 6' 3" X 7' 4" (1.91M X 2.24M)

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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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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