

# Buy your next home with Next Home

Leading Perthshire Estate Agency

13 Elm Court, Bridge Of Earn, Perth, PH2 9RU

Offers Over £TBC

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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13 Elm Court, Bridge Of Earn, Perth, PH2 9RU

Many thanks for your interest with 13 Elm Court, Bridge Of Earn, Perth, PH2 9RU.

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

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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 reputable Kilgraston girls' school is also in 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

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We are delighted to bring to the market this bright and spacious FIRST FLOOR TWO BEDROOM APARTMENT situated within the highly desirable village of Bridge of Earn.

The property is entered via a secure entry door system and the accommodation comprises wide and welcoming entrance hall with large storage cupboard benefiting from light and telephone point: dining kitchen with fitted units and appliances including Range style cooker, fridge/freezer and dishwasher together with space for a washing machine: lounge with rear facing window and Juliet balcony: two double bedrooms with attractive Juliet balconies and front facing windows providing lovely views over the village: bathroom with white suite benefiting from a shower over the bath.

There is double glazing and gas central heating throughout and there is a private parking space pertaining to the property.

Early viewing is highly recommended to appreciate the quality and location of the property on offer.



# Key property features

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- ✓ First floor 2 Bedroom Apartment
- ✓ Spacious Dining Kitchen
- ✓ Bright Lounge
- ✓ White Bathroom suite
- ✓ Secure Entry System
- ✓ Private Parking
- ✓ Excellent storage
- ✓ Gas Central Heating
- ✓ Double glazing & Juliet balconies
- ✓ Village location









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.

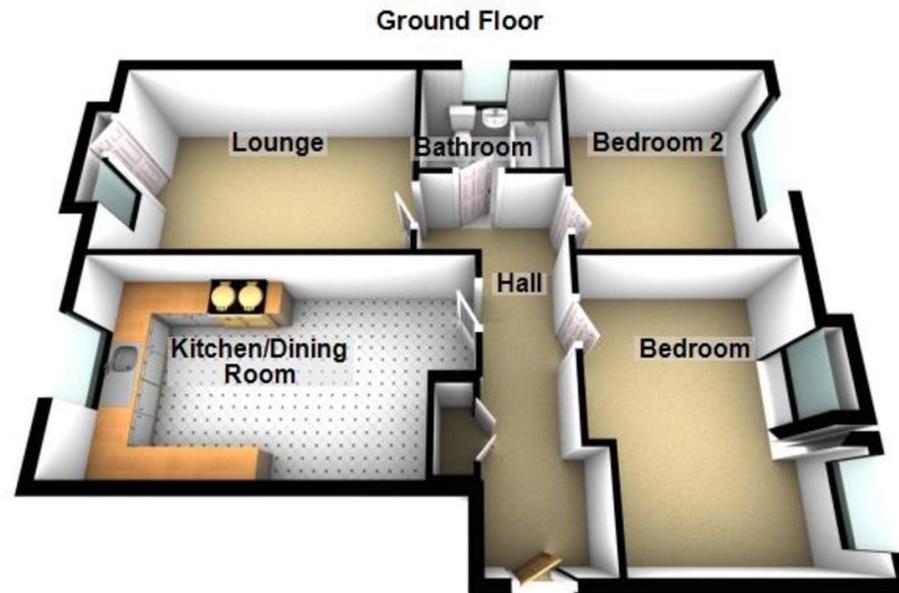


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# Floorplans

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# Property Room sizes

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## HALLWAY

20' 0" x 4' 3" (6.1m x 1.3m)

## DINING KITCHEN

17' 6" x 9' 2" (5.33m x 2.79m)

## LOUNGE

14' 0" x 11' 6" (4.27m x 3.51m)

## BEDROOM

14' 8" x 10' 3" (4.47m x 3.12m)

## BEDROOM 2

12' 4" x 9' 8" (3.76m x 2.95m)

## BATHROOM

8' 1" x 7' 4" (2.46m 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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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](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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