



# Buy your next home with Next Home

Leading Perthshire Estate Agency

3a Druids Park, Murthly, Perth, PH1 4EH

Offers Over £460,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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3a Druids Park, Murthly, Perth, PH1 4EH

Many thanks for your interest with 3a Druids Park, Murthly, Perth, PH1 4EH.

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 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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# About the Area

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Tree lined avenues and woodland walks provide easy access to the surrounding countryside and River Tay beyond making this an idyllic setting to live in.

The village offers a range of local amenities including a village shop with Post Office, a village hall, award winning bar/restaurant and Primary School.

Murthly lies approximately 6 miles from the historic town of Dunkeld and 12 miles from the City of Perth providing easy access to a variety of shopping and leisure facilities along with beautiful scenic walks and cycle routes.





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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next home are delighted to bring this immaculately presented and unique 2/3 bedroom detached bungalow which situated in the sought after Druids Park area of Murthly.

This very spacious bungalow occupies a generous sized plot, provides flexible accommodation and is finished to a very standard with oak flooring, doors and skirting throughout. The property comprises: Vestibule, entrance hall which gives access to all rooms on offer, a fully fitted kitchen with island is open plan to a dining area, lounge, sitting room with 2 sets of patio doors leading to an outside decking area and a utility room.

A further reception room, which is currently used as a games room can be converted to create two large double bedrooms in addition to the 2 double bedrooms (both with en-suites) that property currently has.

There is a wraparound low maintenance garden that is gravelled and offers stunning countryside views to the back and side.

Additionally there is a large decking area to the back and side which is ideal for outdoor dining table and chairs.

A large driveway provides ample parking and leads to a large garage.



# Key property features

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- ✓ Unique bungalow
- ✓ Easily converted into a 4 bed
- ✓ Modern finished throughout
- ✓ Very spacious bungalow
- ✓ Ideal for retirement
- ✓ Countryside views
- ✓ Large area of decking
- ✓ Low maintenance garden
- ✓ Popular residential area
- ✓ Rare to the market















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 rear gardens and garages. 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.

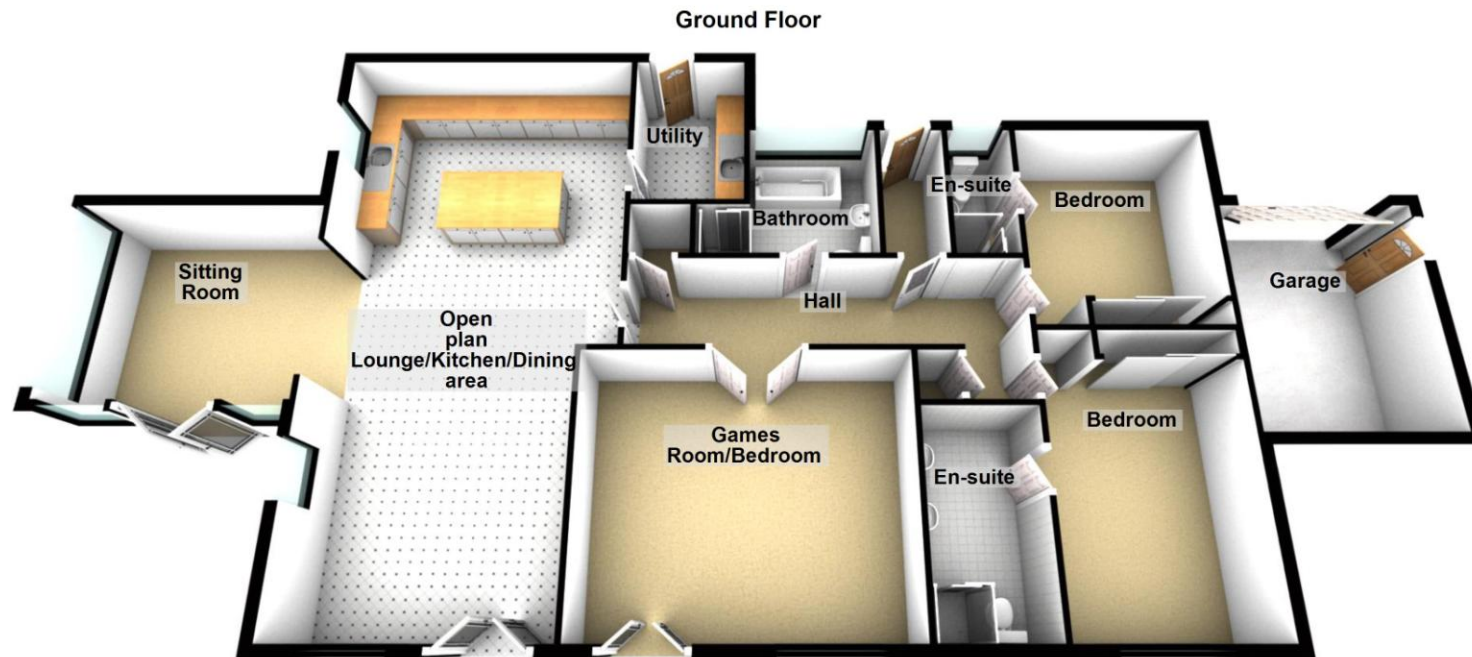


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# Floorplans

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# Property Room sizes

## FRONT ENTRANCE

9' 7" x 4' 3" (2.92m x 1.3m)

## HALL

22' 1" x 4' 7" (6.73m x 1.4m)

## LOUNGE

20' 1" x 12' 9" (6.12m x 3.89m)

## DINING AREA

20' 3" x 6' 3" (6.17m x 1.91m)

## KITCHEN

20' 3" x 15' 6" (6.17m x 4.72m)

## SITTING ROOM

14' 9" x 12' 9" (4.5m x 3.89m)

## UTILITY ROOM

12' 2" x 6' 5" (3.71m x 1.96m)

## GAMES ROOM/BEDROOM 3

19' x 19' (5.79m x 5.79m)

## PRINCIPAL BEDROOM

19' x 11' (5.79m x 3.35m)

## ENSUITE

14' x 6' 8" (4.27m x 2.03m)

## BEDROOM

13' x 11' 2" (3.96m x 3.4m)

## ENSUITE

7' 7" x 4' 3" (2.31m x 1.3m)

## BATHROOM

9' 1" x 8' 3" (2.77m x 2.51m)

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](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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