



# Buy your next home with Next Home

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Leading Perthshire Estate Agency

4 Imrie Court, Back Street, Bridge Of Earn, Perth, PH2 9AE

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Offers Over £50,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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4 Imrie Court, Back Street, Bridge Of Earn,  
Perth, PH2 9AE

Many thanks for your interest in  
4 Imrie Court, Back Street, Bridge Of Earn,  
Perth, PH2 9AE.

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 01764 42 43 44.

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 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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A fantastic opportunity to purchase this 1 BEDROOM GROUND FLOOR APARTMENT situated within the popular village of Bridge Of Earn.

The property is in walk-in condition and comprises of entrance hall, double bedroom, open plan lounge/kitchen and shower room. There is double glazing and electric heating throughout.

Parking is available on street to the front of the property and also has the benefit of off street parking to the side.

Early viewing is highly recommended as the property will appeal to a range of prospective purchasers.



# Key property features

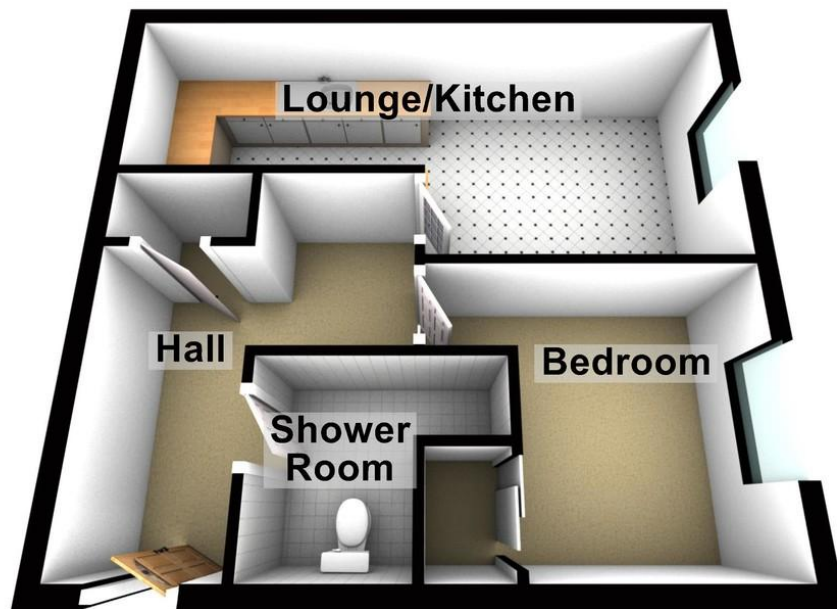
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- ✓ Chain free
- ✓ Ideal buy to let
- ✓ Ideal for first time buyers
- ✓ Popular residential area
- ✓ Close to local amenities



# Floorplans

Ground Floor





# Property Room Sizes

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HALL 9' 6" X 7' 9" (2.9M X 2.36M)

LOUNGE 12' 3" X 9' 6" (3.73M X 2.9M)

KITCHEN 9' 4" X 6' 4" (2.84M X 1.93M)

BEDROOM 11' 8" X 9' 6" (3.56M X 2.9M)

SHOWER ROOM 5' 9" X 3' 9" (1.75M X 1.14M)

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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