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Leading Perthshire Estate Agency

5 Old Mill Courtyard, Bridge Of Earn, Perth, PH2 9SY

Offers Over £115,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

5 Old Mill Courtyard, Bridge Of Earn, Perth, PH2 9SY

Many thanks for your interest with 5 Old Mill Courtyard, Bridge Of Earn, Perth, PH2 9SY.

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

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

We are delighted to bring to the market this immaculately presented 2 Bedroom FIRST FLOOR FLAT situated within the highly desirable village of Bridge of Earn.

The accommodation comprises entrance hall with 2 large storage cupboards; open plan lounge and breakfasting kitchen with integrated oven, hob and extractor together with space for further appliances; modern bathroom with white suite comprising WC, wash hand basin with vanity shelf and P shaped bath with shower over and glazed screen; 2 double bedrooms with storage.

There is Double Glazing and Electric heating throughout.

Externally there is parking to the rear of the property.



Key property features

- ✓ First floor flat
- ✓ 2 Double Bedrooms
- ✓ Open plan Lounge/Breakfasting Kitchen
- ✓ Modern Bathroom
- ✓ Double Glazing
- ✓ Electric Heating
- ✓ Parking
- ✓ Quiet location
- ✓ Close to all amenities
- ✓ Excellent first or investment purchase







Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

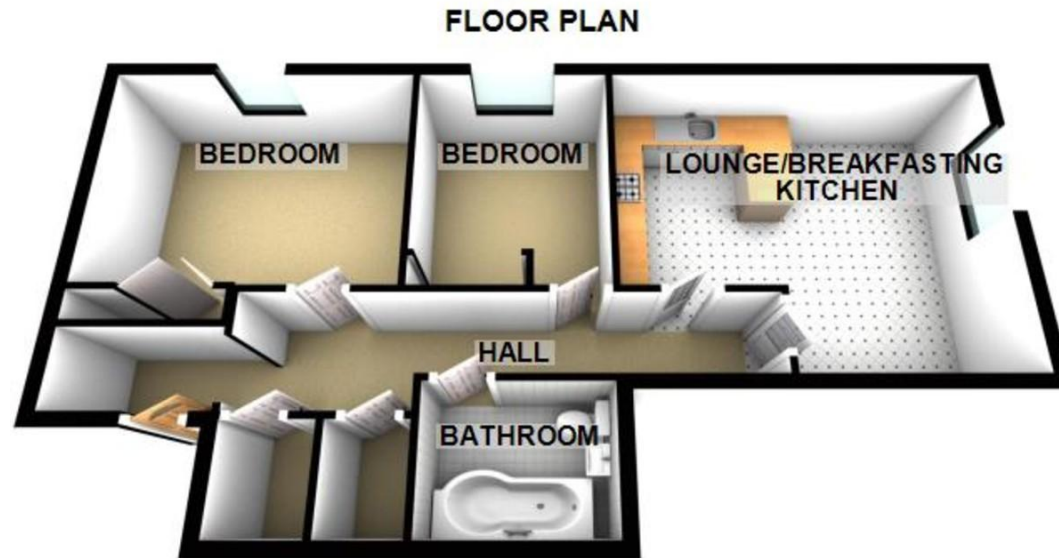
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Floorplans



Property Room sizes

HALL

LOUNGE/BREAKFASTING KITCHEN

19' 5" x 14' 9" (w)" (5.92m x 4.5m)

BEDROOM

11' 4" x 9' 10" (3.45m x 3m)

BEDROOM

9' 6" x 8' 6" (2.9m x 2.59m)

BATHROOM

8' 6" x 6' 6" (2.59m x 1.98m)

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..... 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

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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