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Leading Perthshire Estate Agency

Delvineside, Cairneyhill Road, Bankfoot, Perth, PH1 4AG

Offers Over £210,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Delvineside, Cairneyhill Road, Bankfoot, Perth, PH1
4AG

Many thanks for your interest with Delvineside, Cairneyhill Road, Bankfoot, Perth, PH1 4AG.

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 is located approximately 8 miles North of Perth and 7 miles South of Dunkeld. There are many local amenities including a primary school, post office, inn, church, community centre, tennis club, bowling club and a junior football team to name a few. Secondary schooling and further amenities can be found in the nearby City of Perth.



Property Summary

Next Home are delighted to bring this rare to the market 2 bedroom detached bungalow situated in the popular village of Bankfoot.

The property is ideal for a host of buyers and offers a fantastic opportunity to extend and renovate.

The current accommodation is set over 1 level and comprises: Vestibule, hall with ramsay ladder into the attic space which could be converted into further accommodation, spacious lounge with feature bay window, kitchen, rear porch, 2 double bedrooms with built in cupboards and a good sized family bathroom.

The property occupies a generous and elevated plot which offers room to extend and benefits from lovely countryside views. There is a lawn to the front with mature shrubbery to the borders providing privacy.

Off-street parking is provided via a large driveway for multiple vehicles. To the side there is mature garden. The rear is fully gravelled for ease of maintenance.

Double glazing and electric heating throughout.



Key property features

- ✓ 2 double bedrooms
- ✓ Ideal for host of buyers
- ✓ Rare to the market
- ✓ Popular residential area
- ✓ Potential to extend
- ✓ Good sized plot
- ✓ Countryside views
- ✓ Close to Perth
- ✓ Large attic space
- ✓ Quiet village location





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Next Home - Delvineside, Cairneyhill Road, Bankfoot, Perth, PH1 4AG





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?

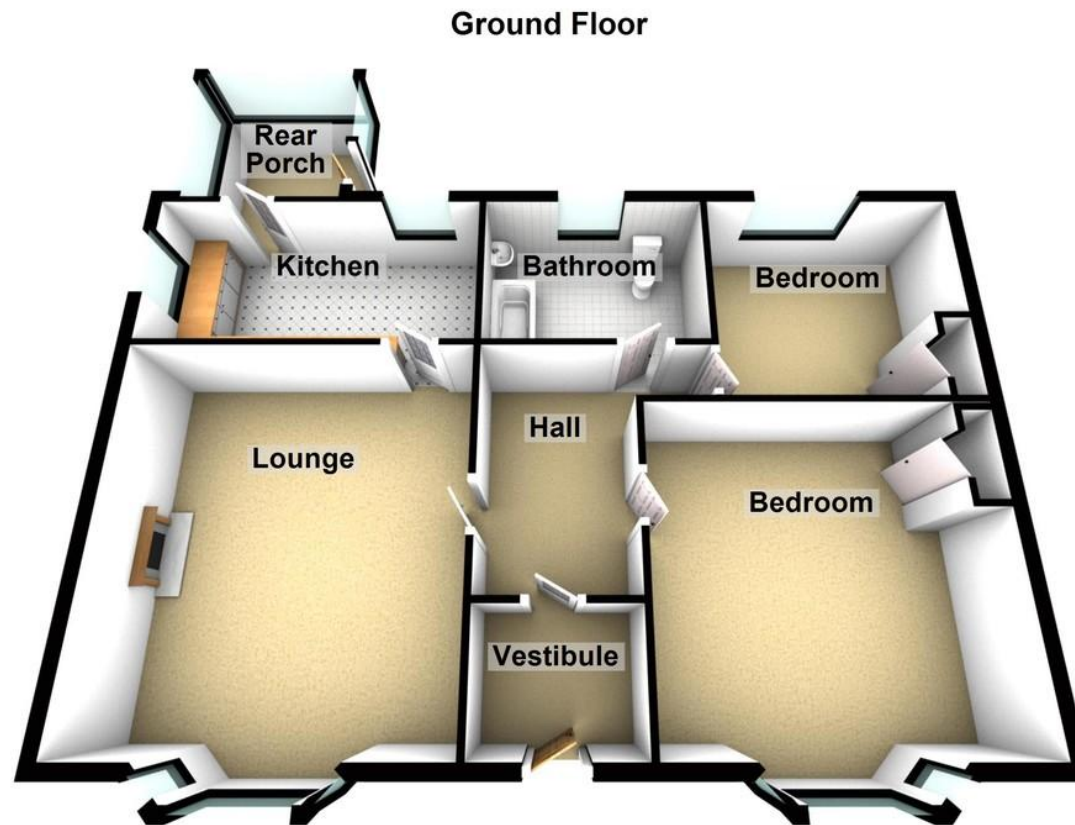
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

4' 9" x 4' 9" (1.45m x 1.45m)

HALL

16' 9" x 7' 8" (5.11m x 2.34m)

LOUNGE

18' 4" x 14' 9" (5.59m x 4.5m)

KITCHEN

14' 9" x 8' 7" (4.5m x 2.62m)

BEDROOM

14' 7" x 13' 8" (4.44m x 4.17m)

BEDROOM

12' 3" x 11' 3" (3.73m x 3.43m)

BATHROOM

8' 3" x 7' 3" (2.51m x 2.21m)

LOFT SPACE

31' x 27' (9.45m x 8.23m)

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

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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