

# Buy your next home with Next Home

Leading Perthshire Estate Agency

36 Garry Place, Bankfoot, Perth, PH1 4DA

Offers Over £150,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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36 Garry Place, Bankfoot, Perth, PH1 4DA

Many thanks for your interest with 36 Garry Place, Bankfoot, Perth, PH1 4DA.

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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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.

Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity.

Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.





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Get to know about our newly listed properties 1st by  
signing up to our Hot Buyers lists!

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

# Property Summary

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Next Home are delighted to bring to the market this extended 3 bedroom end-terraced villa situated in the popular village of Bankfoot.

The property has been extended and offers spacious accommodation set over 2 levels comprising: Entrance hall with w/c and storage, open plan lounge/dining room with French doors leading to the rear garden, breakfasting kitchen, utility room, 3 bedrooms with principal en-suite and a bathroom.

On-street parking can be found to the front of the property.

The rear garden is low maintenance with decking and gravel. Electric heating and double glazing throughout.



# Key property features

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- ✓ 3 bedrooms
- ✓ En-suite
- ✓ Utility room
- ✓ W/C
- ✓ Popular residential area
- ✓ Close to Perth
- ✓ Ideal for first time buyers
- ✓ Great potential
- ✓ Close to local amenities
- ✓ Quiet location





DSC\_0476

Next Home - 36 Garry Place, Bankfoot, Perth, PH1 4DA





DSC\_0462



DSC\_0469



DSC\_0468



DSC\_0446



DSC\_0442



DSC\_0444



DSC\_0441



DSC\_0452



DSC\_0454



DSC\_0457



DSC\_0449



DSC\_0459





Have a property to sell?

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



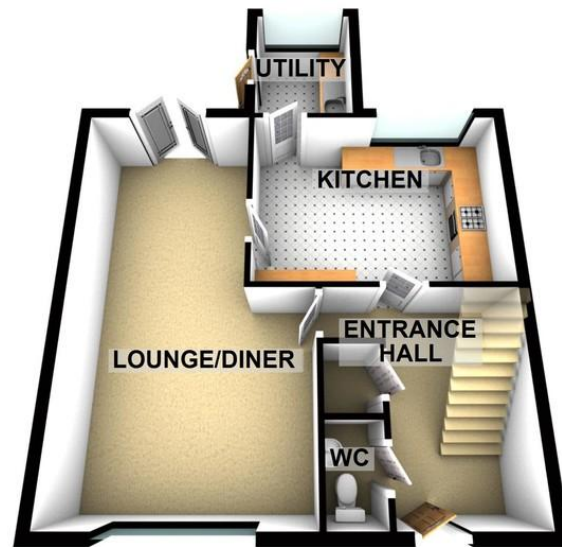
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# Floorplans

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GROUND FLOOR



FIRST FLOOR



# Property Room sizes

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## HALLWAY

## LOUNGE/DINER

*22' 11" x 10' 5" (7m x 3.19m)*

## KITCHEN/BREAKFAST ROOM

*10' 6" x 9' 4" (3.21m x 2.87m)*

## UTILITY ROOM

*9' 6" x 6' (2.9m x 1.83m)*

## LANDING

*8' 3" x 7' 6" (2.53m x 2.3m)*

## BEDROOM

*13' 11" x 9' 10" (4.26m x 3m)*

## EN-SUITE

*9' 1" x 6' (2.77m x 1.83m)*

## BEDROOM

*9' 10" x 8' 9" (3m x 2.67m)*

## BEDROOM

*7' 3" x 9' 3" (2.22m x 2.82m)*



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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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