

Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Castle Road, Wolfhill, Perth, PH2 6DJ

Offers Over £350,000

**NEXTHOME**
ESTATE & LETTING AGENTS

Buying with Next Home

2 Castle Road, Wolfhill, Perth, PH2 6DJ

Many thanks for your interest with 2 Castle Road, Wolfhill, Perth, PH2 6DJ.

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 renown 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

The property is situated in a quiet hamlet of Wolfhill and would be ideal for the commuter with direct access towards Perth and the larger cities. On a bus route between Perth and Blairgowrie servicing Perth Academy during school terms.





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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

Property Summary

Next Home are delighted to bring to the market this immaculately presented 4 bedroom detached bungalow situated in the quiet and sought after village of Wolfhill.

The property has been finished to a high standard and offers spacious accommodation set over 1 level comprising: Vestibule, entrance hall with storage and access to the attic, spacious lounge with space for a variety of free-standing furniture, open fire place and patio doors that give access to the rear garden, open plan kitchen/dining room with a modern fully fitted kitchen with granite worktops and Neff appliance throughout, 4 large double bedrooms, bathroom, shower room and a utility room.

To the front parking is available for multiple vehicles and there is a double garage with power and lighting. There is a private rear garden with timber fencing to the borders.

There is a large decking and patio area ideal for the summer months, mature shrubbery throughout and a lawn. LPG gas and double glazing.



Key property features

- ✓ 4 double bedrooms
- ✓ Ideal family home
- ✓ Quiet location
- ✓ Double garage
- ✓ Immaculately presented
- ✓ Private garden
- ✓ Modern kitchen
- ✓ Good storage
- ✓ LPG Gas
- ✓ Bungalow









DSC_0499





Next Home - 2 Castle Road, Wolfhill, Perth, PH2 6DJ



Have a property to sell?

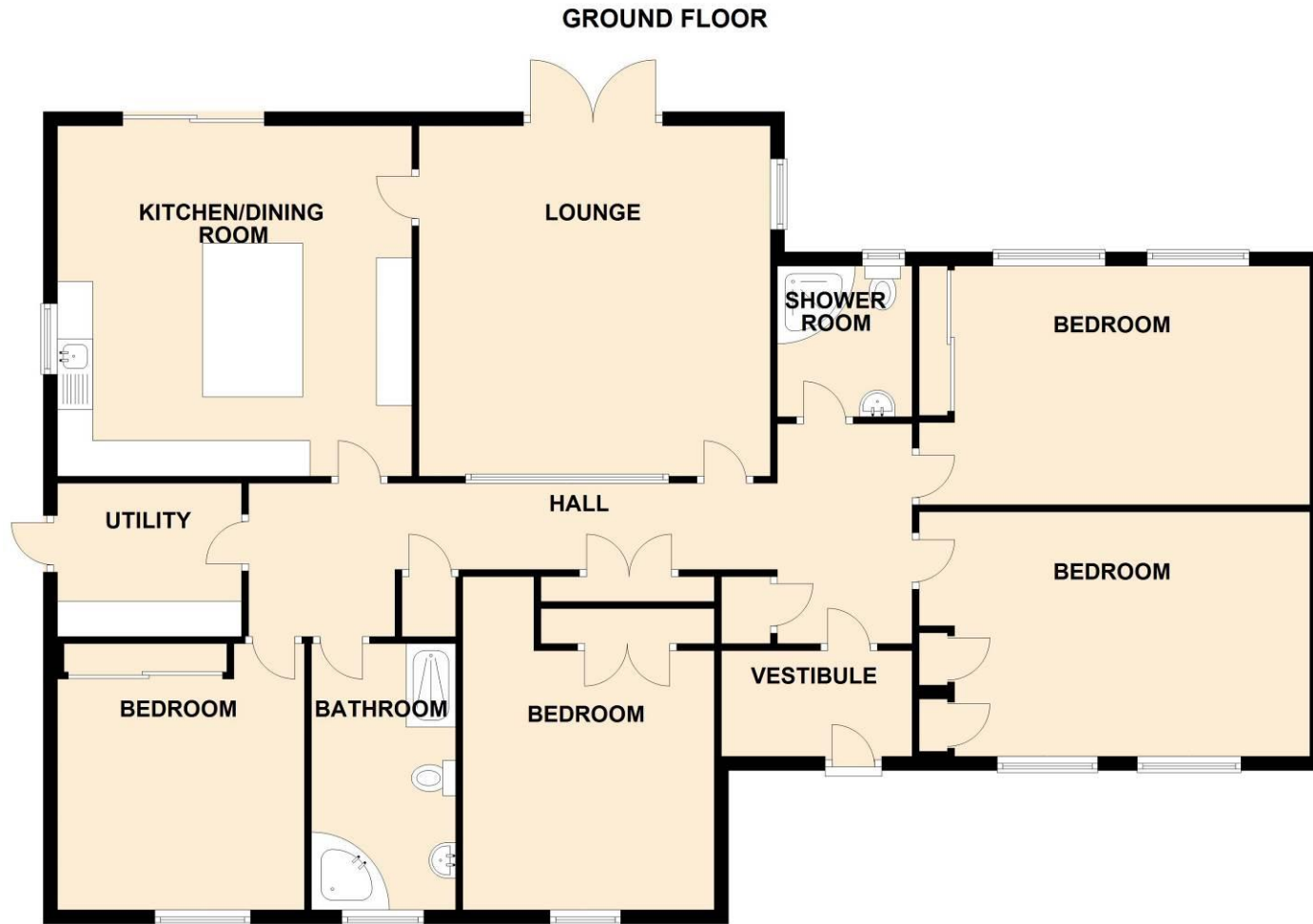
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VETIBULE

ENTRANCE HALL

LOUNGE

19' 0" x 16' 0" (5.8m x 4.9m)

KITCHEN/DINER

19' 0" x 12' 9" (5.8m x 3.9m)

UTILITY ROOM

8' 6" x 5' 5" (2.59m x 1.65m)

BEDROOM

12' 9" x 12' 5" (3.9m x 3.8m)

BEDROOM

12' 9" x 11' 1" (3.9m x 3.4m)

BEDROOM

12' 1" x 9' 6" (3.7m x 2.9m)

BEDROOM

11' 9" x 10' 5" (3.6m x 3.2m)

SHOWER ROOM

7' 2" x 5' 6" (2.2m x 1.7m)

BATHROOM

13' 5" x 5' 10" (4.1m x 1.8m)

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

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