



Leading Perthshire Estate Agency

25 Kinclaven Gardens, Murthly, Perth, PH1 4EX

Offers Over £350,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

25 Kinclaven Gardens, Murthly, Perth, PH1 4EX

Many thanks for your interest with 25 Kinclaven Gardens, Murthly, Perth, PH1 4EX.

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

Tree lined avenues and woodland walks provide easy access to the surrounding countryside and River Tay beyond making this an idyllic setting to live in.

The village offers a range of local amenities including a village shop with Post Office, a village hall, award winning bar/restaurant and Primary School.

Murthly lies approximately 6 miles from the historic town of Dunkeld and 12 miles from the City of Perth providing easy access to a variety of shopping and leisure facilities along with beautiful scenic walks and cycle routes.





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

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Property Summary

Next Home are delighted to bring to the market this immaculately presented 4 bedroom detached bungalow situated in the sought after area of Murthly.

The property is set on a generous sized plot and is ideal for a host of buyers with spacious accommodation set over one level comprising: Vestibule with storage, w/c, a welcoming snug with access to the rear decking, spacious lounge with attractive bay window feature and woodburning stove, modern and fully fitted kitchen/dining area with 'Quartz' worktops and complimentary wall and base units, utility room with built in cupboard and direct access to the double garage, 4 bedrooms with built in storage and a principal en-suite shower room and a family bathroom.

There is off-street parking provided by a large mono-bloc driveway to the front that can fit multiple vehicles.

To the rear there is a very private garden with a large lawn and decked area ideal for hosting and relaxing in the summer months.

Oil fired heating and double glazing throughout.



Key property features

- ✓ 4 bedrooms
- ✓ Immaculately presented
- ✓ Rare to the market
- ✓ Bungalow
- ✓ Double garage
- ✓ 3 reception rooms
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Large garden
- ✓ Quiet location





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Next Home - 25 Kinclaven Gardens, Murthly, Perth, PH1 4EX



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DSC_0480



DSC_0478



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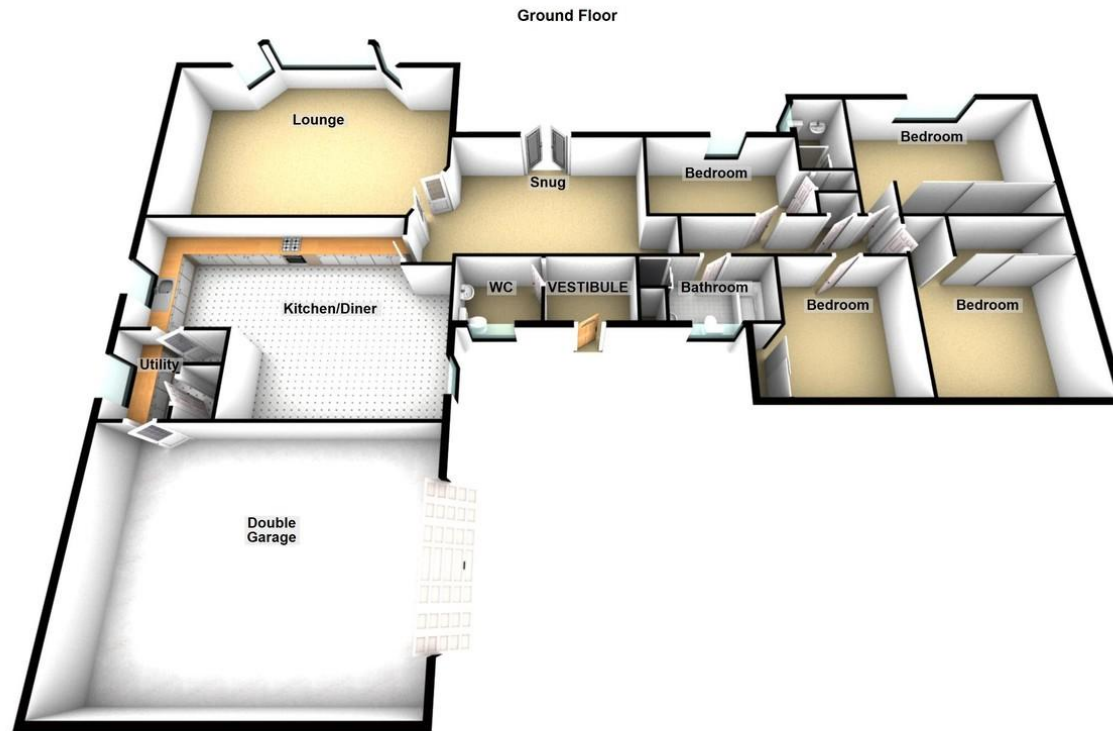


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Floorplans





Property Room sizes

VETIBULE

8' 2" x 6' 3" (2.49m x 1.91m)

SNUG

16' 4" x 12' 7" (4.98m x 3.84m)

LOUNGE

18' 1" x 18' 6" (5.51m x 5.64m)

KITCHEN/DINER

18' 6" x 18' 1" (5.64m x 5.51m)

UTILITY ROOM

6' 1" x 5' 1" (1.85m x 1.55m)

BEDROOM

14' 1" x 12' 5" (4.29m x 3.78m)

ENSUITE

BEDROOM

14' 4" x 8' 8" (4.37m x 2.64m)

BEDROOM

10' 8" x 7' (3.25m x 2.13m)

BEDROOM

10' 5" x 9' 1" (3.18m x 2.77m)

BATHROOM

8' 2" x 6' 3" (2.49m x 1.91m)

W/C

5' 6" x 5' 1" (1.68m x 1.55m)

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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