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Leading Perthshire Estate Agency

Ard Callaid, Cairneyhill Road, Bankfoot, Perth, PH1 4AG

Offers Over £280,000


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ESTATE & LETTING AGENTS

Buying with Next Home

Ard Callaid, Cairneyhill Road, Bankfoot, Perth, PH1
4AG

Many thanks for your interest with Ard Callaid, 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 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 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.





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Visit www.nexthomeonline.com/buying

Property Summary

A rare opportunity to purchase this deceptively spacious and immaculately presented 2 bedroom detached bungalow situated within beautifully landscaped garden grounds and affording lovely views.

The accommodation comprises entrance hall with 2 cupboards; bright lounge with dual aspect windows, feature fireplace and views over the village; dining room; breakfasting kitchen with integrated appliances and 2 large cupboards; utility room with door to the rear; shower room; bathroom and 2 double bedrooms with fitted wardrobes. There is double glazing and electric heating throughout.

Externally an electronic gate provides access to a large driveway, double garage, enclosed garden grounds, detached conservatory, large greenhouse, shed, pond and work store.

This truly unique property with handmade wooden cabinets and finishing's, marble work surfaces and sizeable plot is rare to the market and early viewing is highly recommended to appreciate the quality of accommodation on offer.



Key property features

- ✓ Bespoke Detached Bungalow
- ✓ Magnificent open views
- ✓ Large Landscaped Garden Grounds with pond feature
- ✓ Bright Lounge with Feature Fireplace
- ✓ Dining Room and Breakfasting Kitchen
- ✓ 2 Double Bedrooms
- ✓ Bathroom, Shower Room & Utility Room
- ✓ Double Garage, Large Greenhouse, Shed and Workshop
- ✓ Detached Conservatory & Electronic Gates
- ✓ Scope to extend into roof space subject to obtaining relevant permissions













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 'L' SHAPED

17' 3" (w)" x 16' 4" (w)" (5.26m x 4.98m)

LOUNGE

18' 6" x 18' 11" (5.64m x 5.77m)

DINING ROOM

13' 8" x 9' 6" (4.17m x 2.9m)

BREAKFASTING KITCHEN

11' 5" x 8' 8" (3.48m x 2.64m)

UTILITY ROOM

8' 6" x 7' 10" (2.59m x 2.39m)

SHOWER ROOM

6' 4" x 6' 1" (1.93m x 1.85m)

BEDROOM

13' 7" x 10' 5" (4.14m x 3.18m)

BEDROOM

12' 8" x 10' 0" (3.86m x 3.05m)

BATHROOM

10' 4" x 5' 10" (3.15m x 1.78m)

DOUBLE GARAGE

18' 10" x 15' 2" (5.74m x 4.62m)

CONSERVATORY

12' 11" x 9' 4" (3.94m x 2.84m)

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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