



# Buy your next home with Next Home

Leading Perthshire Estate Agency

13 Newhall Street, Bankfoot, Perth, PH1 4BQ

Offers Over £140,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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13 Newhall Street, Bankfoot, Perth, PH1 4BQ

Many thanks for your interest in  
13 Newhall Street, Bankfoot, Perth, PH1  
4BQ.

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 01764 42 43 44.

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

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Bankfoot is a well-served village located approximately eight miles from Perth City Centre. The village has a variety of amenities, shops, eating establishments, Post Office, primary school, park and playing fields. There is a reputable village inn and visitor attraction. There is excellent access to the A9 leading to all major cities within and beyond the central belt of Scotland.



# Property summary

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Next Home are delighted to bring to the market this 2 bedroom mid-terraced villa situated in the sought after village of Bankfoot.

This property has well-proportioned accommodation comprising entrance hall, spacious lounge, dining kitchen, two double bedrooms and a shower room.

There is a courtyard to the rear of the property providing an ideal seating area.

The property has electrical heating and is double glazed. Early viewing is recommended. EPC Rating F



# Key property features

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- ✓ 2 bedroom
- ✓ Chain free
- ✓ Popular residential area
- ✓ Ideal for first time buyer
- ✓ Ideal for the commuter
- ✓ Recently decorated
- ✓ New carpets
- ✓ Electric heating
- ✓ Close to Perth



# Floorplans

Ground Floor







# Property Room Sizes

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ENTRANCE HALL 7.06M X 0.89M (23'2" X 2'11")

LOUNGE 4.80M X 2.97M (15'9" X 9'9")

KITCHEN/DINER 4.14M X 3.89M (13'7" X 12'9")

BEDROOM ONE 2.92M X 2.87M (9'7" X 9'5")

BEDROOM TWO 3.30M X 2.49M (10'10" X 8'2")

BATHROOM 2.92M X 1.78M (9'7" X 5'10")

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 ..... 01796 54 80 14

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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