



31A Poplar Avenue, Bridge Of Earn, Perth, PH2 9FJ

£220,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

31A Poplar Avenue, Bridge Of Earn, Perth, PH2 9FJ

Many thanks for your interest with 31A Poplar Avenue, Bridge Of Earn, Perth, PH2 9FJ.

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 renowned 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.

About the Area

The village offers a range of local amenities including Co-operative store, bakery, hairdresser, children's nursery and a selection of restaurants.

There is a reputable primary school within the village and secondary schooling can be found in the nearby city of Perth, located approximately 4 miles North of the village.

The property is ideal for the commuter with the M90 being a short drive away giving easy access to Perth, Edinburgh, Stirling and Glasgow.



Property Summary

Next Home are delighted to bring to the market this spacious 3 bedroom semi-detached villa situated in the sought after village of Bridge Of Earn.

The property would be ideal for a first time buyer with accommodation set over 2 levels comprising: Entrance hall, w.c, lounge with space for a variety of free-standing furniture, open plan kitchen/dining room with integrated 4 ring gas hob with oven/grill below, space for dishwasher, washing machine, fridge/freezer and a dining table and chairs, 3 double bedrooms and a family bathroom.

To the front there is off-street parking for 2 cars. The rear garden is fully enclosed with timber fencing with a patio, lawn and a summer house.

Gas central heating and double glazing throughout.



Key property features

- ✓ Ideal for a first time buyer
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Summer house
- ✓ 3 bedrooms
- ✓ Ideal family home
- ✓ Close to Perth
- ✓ Good schooling nearby
- ✓ Gas central heating
- ✓ Off-street parking for 2 cars









Have a property to sell?

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

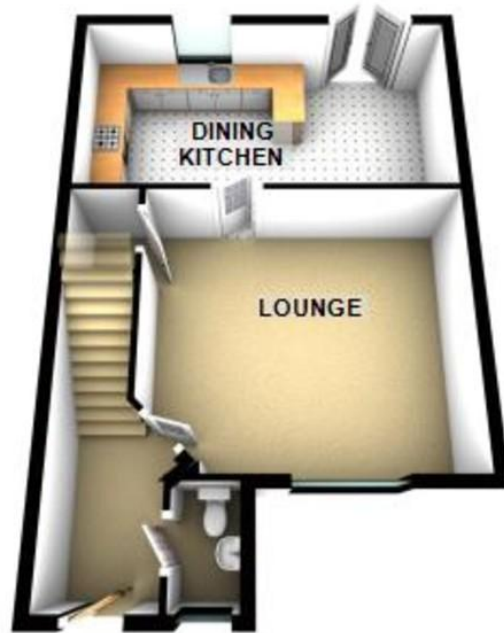


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Floorplans

GROUND FLOOR



FIRST FLOOR





Property Room sizes

HALL

LOUNGE

13' 4" x 13' 3" (4.07m x 4.05m)

DINING KITCHEN

17' 1" x 9' 6" (5.23m x 2.91m)

WC/CLOAKROOM

7' 8" x 4' 4" (2.35m x 1.33m)

BEDROOM

11' 9" x 9' 3" (3.59m x 2.82m)

BEDROOM

10' 10" x 9' 9" (3.32m x 2.98m)

BEDROOM

9' 9" x 9' 6" (2.98m x 2.92m)

BATROOM

6' 10" x 6' 10" (2.1m x 2.1m)

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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