

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Upper Ground Floor, Gilloch hall , Back Street, Bridge Of Earn,

Offers Over £122,500

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Ground Floor, Gilloch hall Back Street, Bridge Of Earn, Perth, PH2 9AB

Many thanks for your interest with Ground Floor, Gilloch hall Back Street, Bridge Of Earn, Perth, PH2 9AB.

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

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The village provides excellent local amenities including primary schooling, local super market with post office and public houses. There is easy access to the M90 making this an ideal location for the commuter. Perth city centre is only 4 miles away where you will find an array of High Street shopping, entertainment and leisure facilities and there is a regular bus service close to hand.



# Property Summary

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Next Home are pleased to bring to market this VERY BRIGHT AND SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT which is located in the very sought after village of Bridge of Earn.

The property comprises mainly of: entrance hall, spacious lounge with space for a variety of free-standing furniture, open plan kitchen/dining room, two double bedrooms, study/nursery and bathroom.

Warmth is offered through gas central heating and there is off street parking on offer.

There is a private garden pertaining to the property.

Early viewings are recommended as this property is sure to attract a variety of purchasers. EPC Rating C



# Key property features

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- ✓ Chain free
- ✓ 2 double bedrooms
- ✓ Spacious apartment
- ✓ Ideal for a first time buyer
- ✓ Close to local amenities
- ✓ Close to Perth
- ✓ Study/Nursery
- ✓ Gas central heating
- ✓ Well presented
- ✓ Private garden











# Have a property to sell?

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



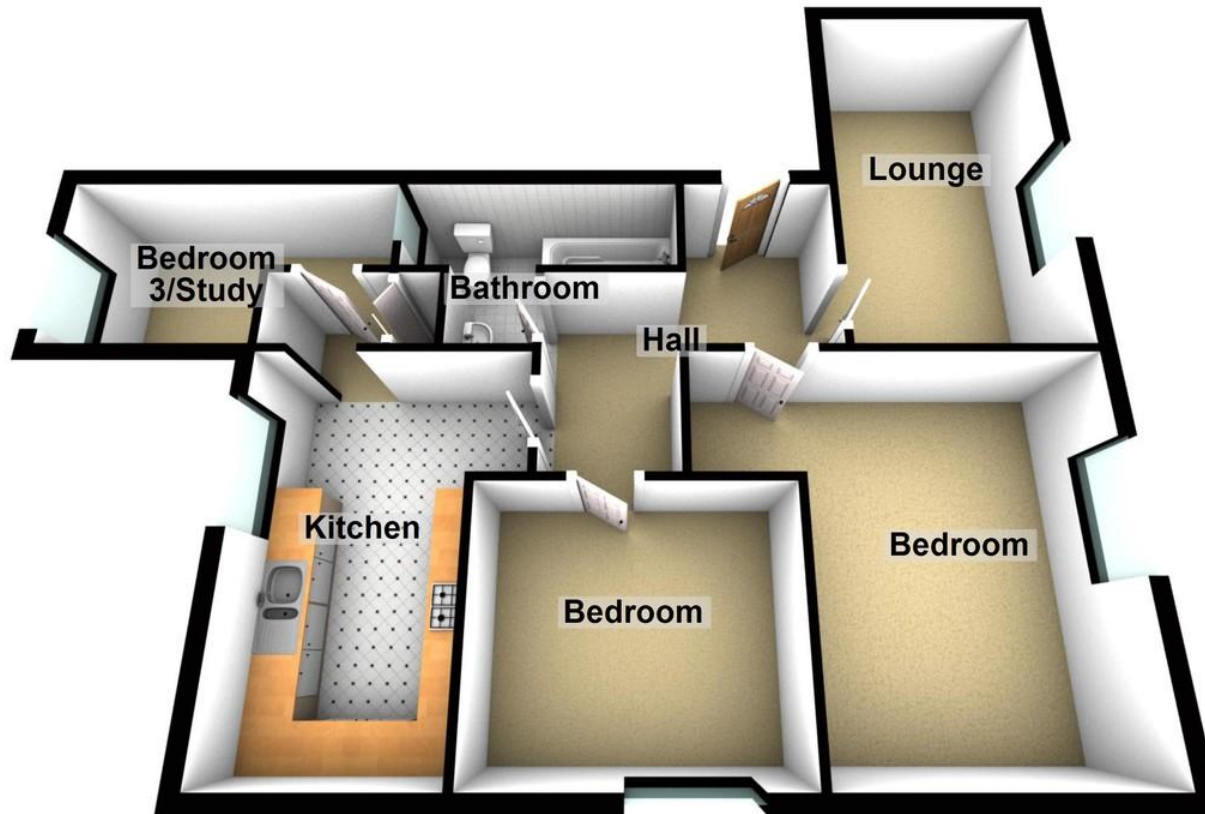
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# Floorplans

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Ground Floor



# Property Room sizes

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## ENTRANCE HALL

## LOUNGE

*14' 10" x 10' 5" (4.52m x 3.18m)*

## KITCHEN/DINER

*14' 4" x 9' 10" (4.37m x 3m)*

## BEDROOM

*14' 2" x 10' 9" (4.32m x 3.28m)*

## BEDROOM

*10' 11" x 9' 6" (3.33m x 2.9m)*

## BATHROOM

*10' 4" x 9' 6" (3.15m x 2.9m)*

## STUDY

*7' 10" x 6' 8" (2.39m x 2.03m)*

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](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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