



Buy your next home with Next Home

Leading Perthshire Estate Agency

The Croft, School Road, Guildtown, Perth, PH2 6BX

Offers Over £250,000

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ESTATE & LETTING AGENTS

Buying with Next Home

The Croft, School Road, Guildtown, Perth, PH2 6BX

Many thanks for your interest with The Croft, School Road, Guildtown, Perth, PH2 6BX.

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

The village of Guildtown boasts a surprising number of useful amenities including Inn, primary school, garage and plenty of picturesque walks and cycle routes. The cities of Edinburgh, Glasgow and Dundee are all within an hour drive where you can enjoy the many facilities of the Larger Cities.

The towns of Perth and Blairgowrie are just a short drive away and further amenities including a wide range of shopping facilities and leisure pursuits including golf courses can be found within the towns.





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Property Summary

Next Home are delighted to bring this rare to the market 3 bedroom semi-detached villa situated in the the quiet village of Guildtown .

The Croft would make the ideal family home an occupiers a large plot which has outline planning for a 3 bedroom detached villa. Set over 2 levels there is space accommodation comprising: Large porch, well-presented lounge with space for a variety of free-standing furniture, dining room. kitchen, 3 double bedrooms, bathroom and w/c.

There is a large garden pertaining to the property which is mainly laid to lawn for ease of maintenance.

There is also outline planning for a 3 bedroom detached villa. There is also a large outbuilding.

Oil heating and double glazing throughout.



Key property features

- ✓ 3 double bedrooms
- ✓ Rare to the market
- ✓ Outline planning for a 3 bedroom house
- ✓ Large garden
- ✓ Well presented
- ✓ Large outbuilding
- ✓ Oil heating
- ✓ Amtico & Parquet flooring
- ✓ Ideal family home
- ✓ Quiet village location













Next Home - The Croft, School Road, Guildtown, Perth, PH2 6BX

Have a property to sell?

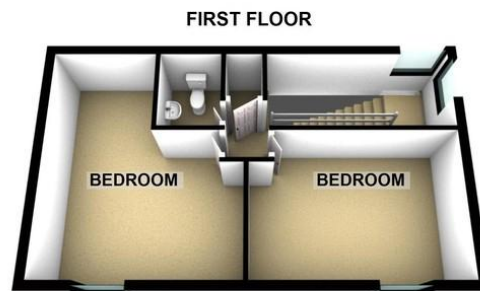
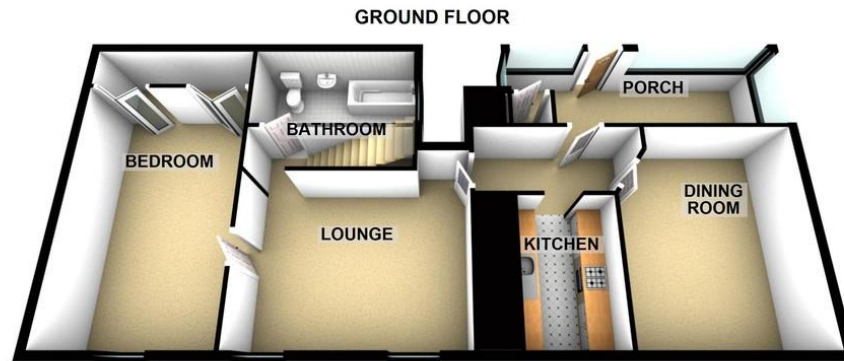
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

PORCH

18' 7" x 6' 1" (5.66m x 1.85m)

LOUNGE

15' 1" x 14' 4" (4.6m x 4.37m)

DINING ROOM

14' 7" x 13' 3" (4.44m x 4.04m)

KITCHEN

12' 4" x 5' 5" (3.76m x 1.65m)

BEDROOM(GROUND FLOOR)

15' 9" x 10' 4" (4.8m x 3.15m)

BEDROOM

17' 5" x 12' (5.31m x 3.66m)

BEDROOM

12' 2" x 11' 1" (3.71m x 3.38m)

BATHROOM

11' 6" x 5' (3.51m x 1.52m)

W/C

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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