



Buy your next home with Next Home

Leading Perthshire Estate Agency

45 Innewan Gardens, Bankfoot, Perth, PH1 4AZ

Offers Over £240,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

45 Innewan Gardens, Bankfoot, Perth, PH1 4AZ

Many thanks for your interest with 45 Innewan Gardens, Bankfoot, Perth, PH1 4AZ.

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 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.



Property Summary

Next Home are delighted to bring to the market this DETACHED THREE BEDROOM BUNGALOW situated in the sought after village of Bankfoot.

This property would make an ideal retirement home with very spacious accommodation set over one level comprising vestibule (sunroom); entrance hall with W/C; large bright lounge/dining room with attractive French doors and window to the rear garden; breakfasting kitchen; 3 double bedrooms and shower bathroom.

There is double glazing and electric heating throughout.

The property is situated on a corner plot offering a lovely wrap around private garden which has been well landscaped. Solar Panels.



Key property features

- ✓ Detached Bungalow
- ✓ 3 Bedrooms
- ✓ Breakfasting Kitchen
- ✓ Lounge/Dining Room
- ✓ WC & Shower Room
- ✓ Solar Panels
- ✓ Corner Plot
- ✓ Double Glazing
- ✓ Electric Heating
- ✓ Lovely Garden









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

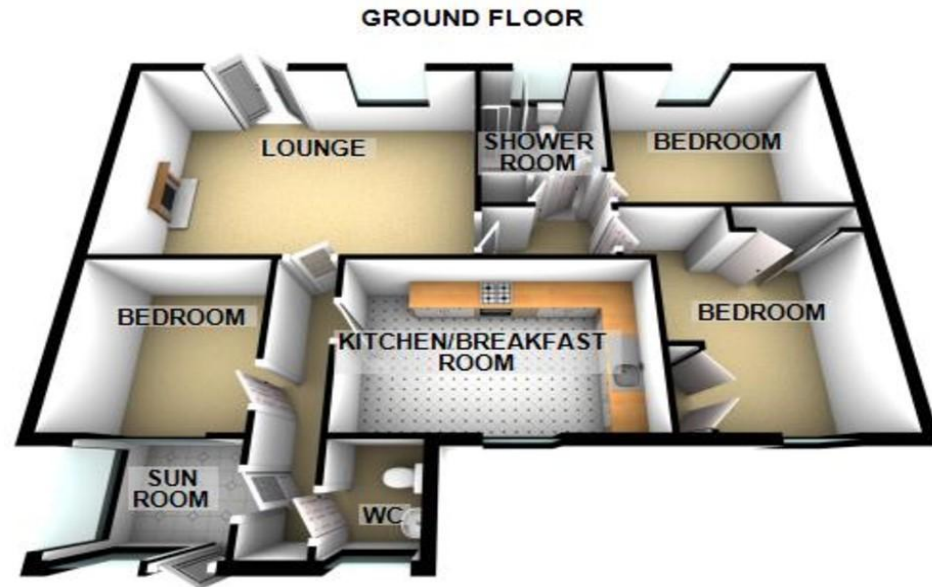
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

SUN ROOM

10' 8" x 5' 0" (3.25m x 1.52m)

HALLWAY

14' 2" x 3' 5" (4.32m x 1.04m)

WC

5' 2" x 4' 0" (1.57m x 1.22m)

LIVING ROOM

19' 7" x 12' 5" (5.97m x 3.78m)

KITCHEN/BREAKFAST ROOM

12' 4" x 8' 2" (3.76m x 2.49m)

BEDROOM 1

11' 3" x 9' 3" (3.43m x 2.82m)

BEDROOM 2

10' 3" x 9' 6" (3.12m x 2.9m)

BEDROOM 3

12' 2" x 8' 2" (3.71m x 2.49m)

FAMILY BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m)



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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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