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Leading Perthshire Estate Agency

7 The Oaks, Perth Road, Birnam, Dunkeld, PH8 0DD

Offers Over £270,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 7 The Oaks, Perth Road, Birnam, Dunkeld, PH8 0DD.

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 highly desirable and popular village of Birnam is located adjacent to the historic town of Dunkeld and offers a range of local amenities including an array of shops and a primary school. The village is ideal for those who enjoy outdoor activities with great walks, golfing and fishing on offer together with some of the best cycling routes in Scotland. The village is bypassed by the A9 trunk route providing quick access to the North and South.



Property Summary

A rare opportunity to purchase this deceptively spacious and very well presented 3 Bedroom Penthouse apartment entered via a secure entry door system in a quiet location in the popular village of Birnam adjacent to Dunkeld. The property occupies the third floor of its block and the accommodation comprises entrance hall with 2 storage cupboards; open plan kitchen with integrated appliances, dining area, study area and living room with dual aspect windows to the front and side; family bathroom and 3 double bedrooms, the principal having an en-suite shower room. There are lovely views to the front and the property also benefits from double glazing and gas central heating. There is an allocated parking space to the front of the building and visitors parking nearby.



Key property features

- ✓ Penthouse Apartment
- ✓ Secure Door Entry
- ✓ Open Plan Kitchen/Dining/Living Room
- ✓ 3 Double Bedrooms
- ✓ Bathroom & En-suite Shower Room
- ✓ Lovely view to the front
- ✓ Residence Parking
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Popular village location





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image00063



image00042



bedroom



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 gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

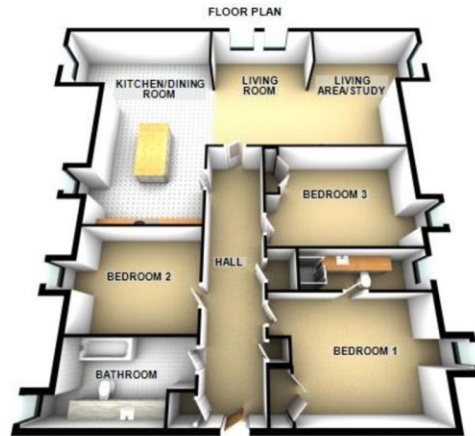
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

25' 4" x 3' 6" (7.72m x 1.07m)

KITCHEN/DINING/LIVING ROOM

42' 7 (w)" x 24' 2 (w)" (12.98m x 7.37m)

BEDROOM

15' 2" x 13' 5" (4.62m x 4.09m)

BEDROOM

10' 5" x 9' 0" (3.18m x 2.74m)

BEDROOM

15' 2" x 8' 2" (4.62m x 2.49m)

EN-SUITE

15' 3" x 5' 9" (4.65m x 1.75m)

BATHROOM

14' 7" x 7' 6" (4.44m x 2.29m)

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

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