

# Buy your next home with Next Home

Leading Perthshire Estate Agency



The Dovecote, Birnam Wood Way, Wolfhill, Perth, PH2 6TH

Fixed Price £275,000

NEXT HOME  
ESTATE & LETTING AGENTS

# Buying with Next Home

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PH2 6TH

Many thanks for your interest with The Dovecote, Birnam Wood Way, Wolfhill, Perth, PH2 6TH.

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 property is situated in a quiet hamlet of Wolfhill and would be ideal for the commuter with direct access towards Perth and the larger cities. On a bus route between Perth and Blairgowrie servicing Perth Academy during school terms.



# Property Summary

Next Home are delighted to bring to the market this new build semi-link detached bungalow situated in the quiet village of Wolfhill.

The property would appeal to a range of buyers with accommodation set over one level comprising: Vestibule, entrance hall with large cupboard, spacious lounge with a lovely picture window to the front and space for a variety of free-standing furniture, 'Howdens' kitchen with fitted Lamona appliances and space for a large dining table and chairs, utility room which leads to the single garage, 3 bedrooms which all have built in mirrored wardrobes with the en-suite benefitting from an en-suite shower room and sliding patio doors to the rear garden and there is a 4 piece bathroom suite.

To the front there is parking for 2 cars, lawn and an EV charging point.

The rear offers lovely countryside views with a lawn, patio and decking area ideal for hosting and relaxing all year round.

LPG heating and double glazing throughout.



# Key property features

- ✓ New build
- ✓ Quiet village location
- ✓ EV charging point
- ✓ Single garage
- ✓ Bungalow
- ✓ Private location
- ✓ Ideal for a range of buyers
- ✓ Principal en-suite
- ✓ LPG
- ✓ Good condition









# Have a property to sell?

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



# Floorplans

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# Property Room sizes

## VESTIBULE

## HALL

17' 2" x 9' 6" (5.23m x 2.9m)

## LOUNGE

16' 4" x 11' 7" (4.98m x 3.53m)

## KITCHEN/DINER

17' 2" x 11' 3" (5.23m x 3.43m)

## BEDROOM

13' 6" x 13' 6" (4.11m x 4.11m)

## ENSUITE

5' 7" x 5' 2" (1.7m x 1.57m)

## BEDROOM

13' 4" x 11' (4.06m x 3.35m)

## BEDROOM

10' 4" x 9' 3" (3.15m x 2.82m)

## BATHROOM

12' 7" x 5' 6" (3.84m x 1.68m)

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.



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)

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Ombudsman Scheme