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Leading Perthshire Estate Agency

6 Earnbank, Bridge Of Earn, Perth, PH2 9XA

Offers Over £145,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

6 Earnbank, Bridge Of Earn, Perth, PH2 9XA

Many thanks for your interest with 6 Earnbank, Bridge Of Earn, Perth, PH2 9XA.

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 offers a range of local amenities including Co-operative store, bakery, hairdresser, children's nursery and a selection of restaurants.

There is a reputable primary school within the village and secondary schooling can be found in the nearby city of Perth, located approximately 4 miles North of the village.

The property is ideal for the commuter with the M90 being a short drive away giving easy access to Perth, Edinburgh, Stirling and Glasgow.



Property Summary

Next Home are delighted to bring to the market this well-presented 2 bedroom semi-detached bungalow situated in a highly sought after area of Bridge of Earn.

This property is perfect for buyers who are looking to downsize and to feel part of a community.

The property is set over one level and has a ramp access which leads to spacious accommodation comprising: Entrance hall with large cupboard, spacious lounge with room for a variety of free-standing furniture, kitchen with a fitted 4 ring electric hob, oven below, space for a washing machine, fridge/freezer and space for a small dining table and chairs, 2 double bedrooms with built in wardrobes and a well -proportioned shower with a large cupboard.

There are communal grounds surrounding the property which are laid to lawn and are maintained by the factors.

This property benefits from a space to the rear which offers a a very sunny private seating area in the summer months.

Parking can be found to the front of the property.



Key property features

- ✓ 2 double bedrooms
- ✓ Retirement complex
- ✓ Great storage
- ✓ Communal gardens
- ✓ Ramped access
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Chain free
- ✓ Large shower room
- ✓ Electric heating









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is centered over the image.

Have a property to sell?

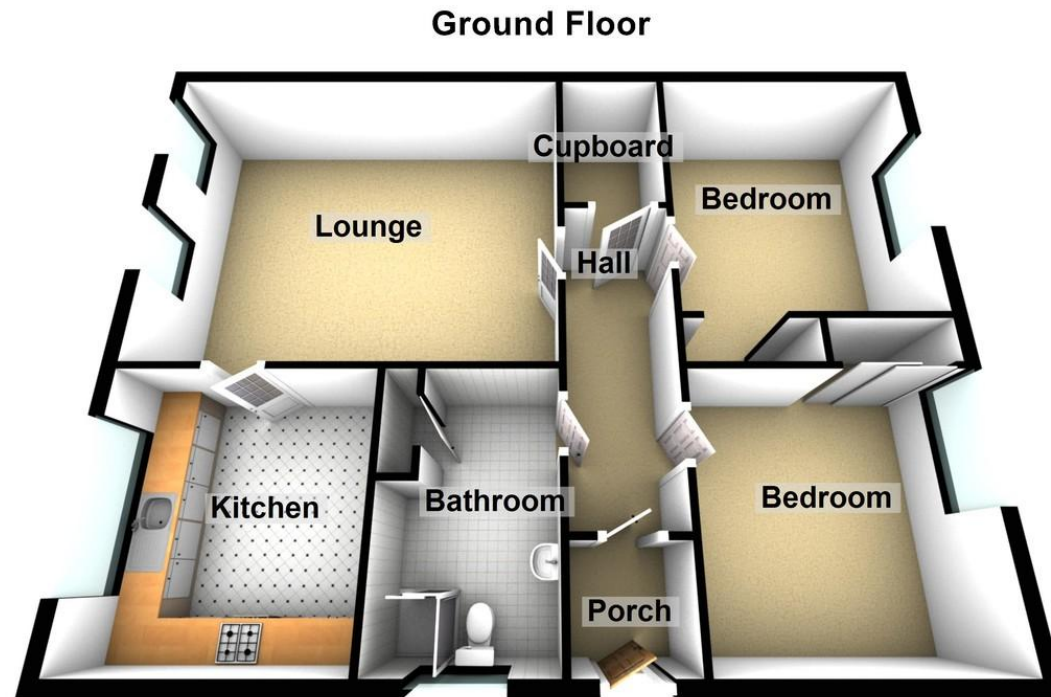
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE PORCH

4' 2" x 3' 11" (1.27m x 1.19m)

ENTRANCE HALL

11' 8" x 3' 11" (3.56m x 1.19m)

LOUNGE

14' 1" x 12' 6" (4.29m x 3.81m)

KITCHEN

9' 7" x 7' 5" (2.92m x 2.26m)

BEDROOM

11' x 9' 5" (3.35m x 2.87m)

BEDROOM

10' 10" x 10' 8" (3.3m x 3.25m)

SHOWER ROOM

11' x 9' 5" (3.35m x 2.87m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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