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Leading Perthshire Estate Agency

19 Balmanno Park, Bridge Of Earn, Perth, PH2 9RJ

Offers Over £150,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

19 Balmanno Park, Bridge Of Earn, Perth, PH2 9RJ

Many thanks for your interest with 19 Balmanno Park, Bridge Of Earn, Perth, PH2 9RJ.

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

A rare opportunity to purchase this immaculately presented Semi Detached One Bedroom Bungalow situated within prime location in the village of Bridge of Earn.

The accommodation has been recently upgraded to a high standard and the accommodation comprises entrance hall with large walk-in boiler cupboard; bright lounge; modern kitchen with oven, hob & extractor together with space for further appliances and breakfast bar; double bedroom with excellent storage; shower room with white suite.

The property benefits from double glazing and gas central heating throughout.

Externally the property has front and rear garden grounds which are predominantly laid to lawn with planted borders. There is a large driveway to the side which can accommodate several vehicles.

There is also scope to extend to the side and rear subject to obtaining the necessary planning consents.

Early viewing is a highly recommended.



Key property features

- ✓ Rare to the market
- ✓ Semi Detached Bungalow
- ✓ Bright Lounge
- ✓ Modern Kitchen
- ✓ Shower Room
- ✓ Double Bedroom
- ✓ Large Plot
- ✓ Driveway to accommodate several vehicles
- ✓ Front & Rear Gardens
- ✓ Scope for extension







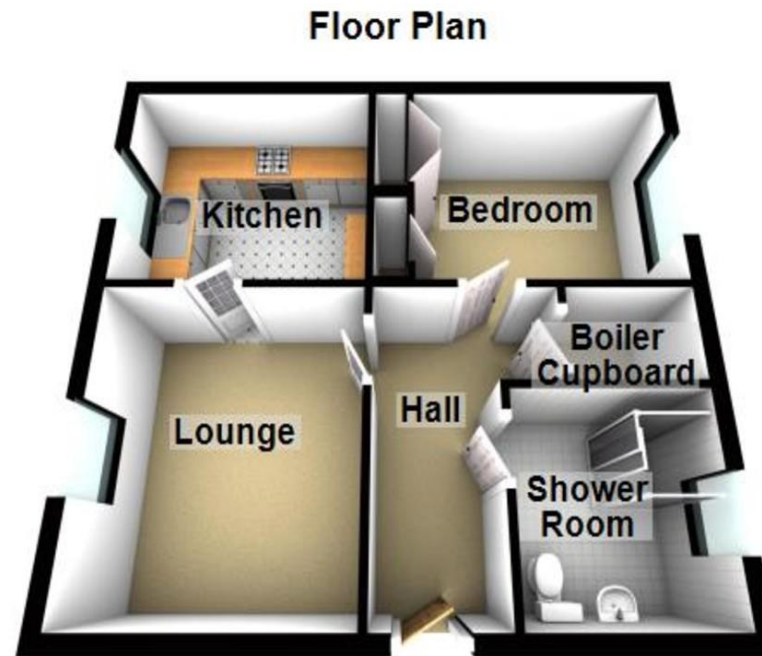


Have a property to sell?

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



Floorplans



Property Room Sizes

HALL

9' 10" x 4' 5" (3m x 1.35m)

LOUNGE

11' 10" x 9' 6" (3.61m x 2.9m)

KITCHEN

7' 9" x 7' 8" (2.36m x 2.34m)

BEDROOM

11' 6" x 7' 9" (3.51m x 2.36m)

SHOWER ROOM

6' 5" x 5' 10" (1.96m x 1.78m)

BOILER ROOM

5' 1" x 3' 5" (1.55m x 1.04m)

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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