

Buy your next home with Next Home

Leading Perthshire Estate Agency

Rosebank Cottage, Spittalfield, Perth, PH1 4JX

Offers Over £220,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Rosebank Cottage, Spittalfield, Perth, PH1 4JX

Many thanks for your interest with Rosebank Cottage, Spittalfield, Perth, PH1 4JX.

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

Spittalfield offers a peaceful setting and stunning countryside views yet is just a 20 minute drive to the City of Perth, only a 10 minute drive from the town of Blairgowrie and the town of Dunkeld lies just 6 miles to the West. All offer a wide range of local amenities including shops, doctors and dentist surgeries, leisure facilities and good schooling.



Property Summary

Next Home are delighted to bring to the market this well presented two bedroom detached bungalow set within the quiet village of Spittalfield.

The property is ideal Range of buyers with spacious accommodation set over one level comprising: Entrance hall with 2 built in cupboards and access to the a large attic space, bright and spacious lounge with dual aspect windows to allow natural light into the room and ample room for a range freestanding furniture and this open plan to a large and modern breakfast ING kitchen with large island; 2 double bedrooms with built-in storage; four piece bathroom suite ;utility room and a W/C complete the property.

There is garden to the front of the property that is mainly laid to lawn for ease of maintenance and off-street parking is provided to the side of the property via a large Gravel driveway.

There is also a large wooden garage pertaining to the property.



Key property features

- ✓ Modern kitchen
- ✓ Good sized rooms throughout
- ✓ Utility room
- ✓ Ideal for a first-time buyer
- ✓ Quiet location
- ✓ Open plan living
- ✓ Large attic
- ✓ Large wooden garage
- ✓ Ample off-street parking
- ✓









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 by green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

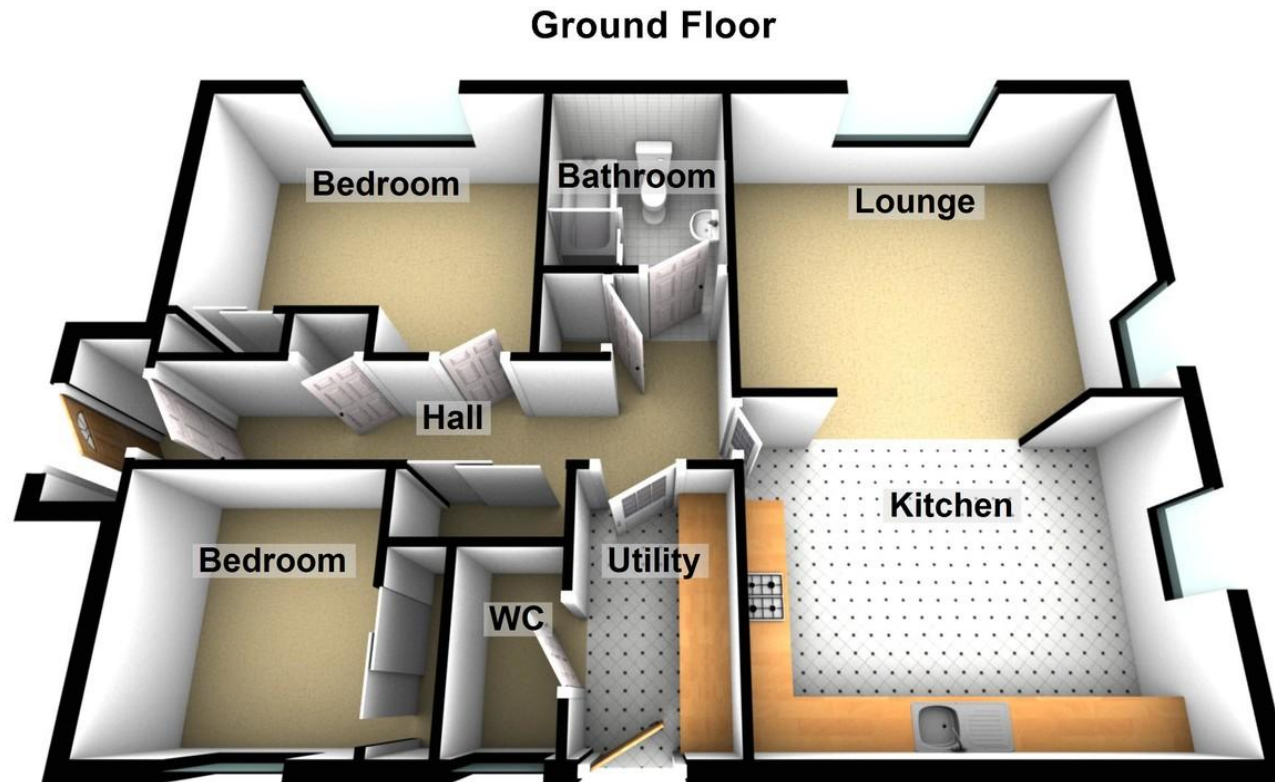
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALL

20' x 6' (6.1m x 1.83m)

LOUNGE

14' 4" x 12' 8" (4.37m x 3.86m)

KITCHEN

13' 4" x 12' 8" (4.06m x 3.86m)

BEDROOM

13' 1" x 12' 7" (3.99m x 3.84m)

BEDROOM

10' 1" x 9' 7" (3.07m x 2.92m)

BATHROOM

9' 5" x 7' 1" (2.87m x 2.16m)

UTILITY ROOM

9' 6" x 5' 6" (2.9m x 1.68m)

W/C

6' 3" x 3' 5" (1.91m 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

The only Perthshire estate agent available 7 days until 9pm

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