

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 2 Courtview, Main Street, Bridge Of Earn, Perth, PH2 9PL

Offers Over £110,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

Flat 2 Courtview, Main Street, Bridge Of Earn, Perth,  
PH2 9PL

Many thanks for your interest with Flat 2 Courtview, Main Street, Bridge Of Earn, Perth, PH2 9PL.

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 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 spacious and well-presented 2 bedroom flat entered via a secure entry door system in the popular village of Bridge of Earn.

The accommodation comprises wide and welcoming entrance hall with rear facing window and storage cupboard; bright lounge with front facing bay window affording lovely views; kitchen, also with bay window, views and fitted with an integrated oven and hob together with space for a fridge/freezer and washing machine; 2 double bedrooms, the principal having fitted wardrobes and bathroom with white suite.

There is double glazing and gas central heating throughout.

Externally there is an enclosed garden which is slabbed for ease of maintenance and benefits from having a timber shed.

Parking is available on street to the front.



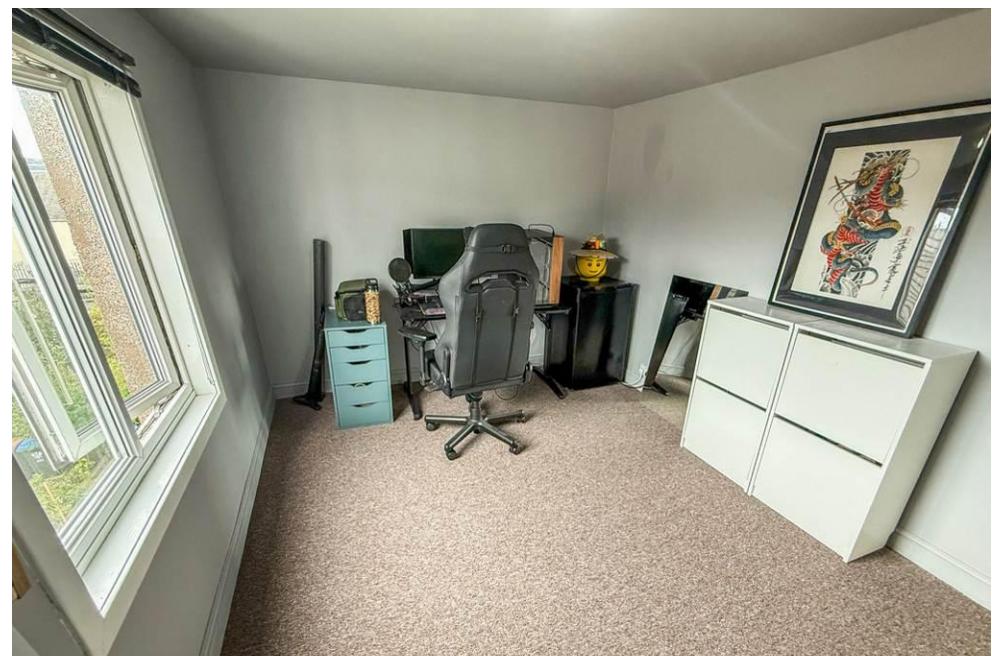
# Key property features

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- ✓ Spacious top floor flat
- ✓ Bright lounge with bay window and views
- ✓ Kitchen also with bay window and views over the tennis courts
- ✓ 2 Double Bedrooms
- ✓ Bathroom with white suite
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Enclosed Garden
- ✓ On street parking
- ✓ Village location









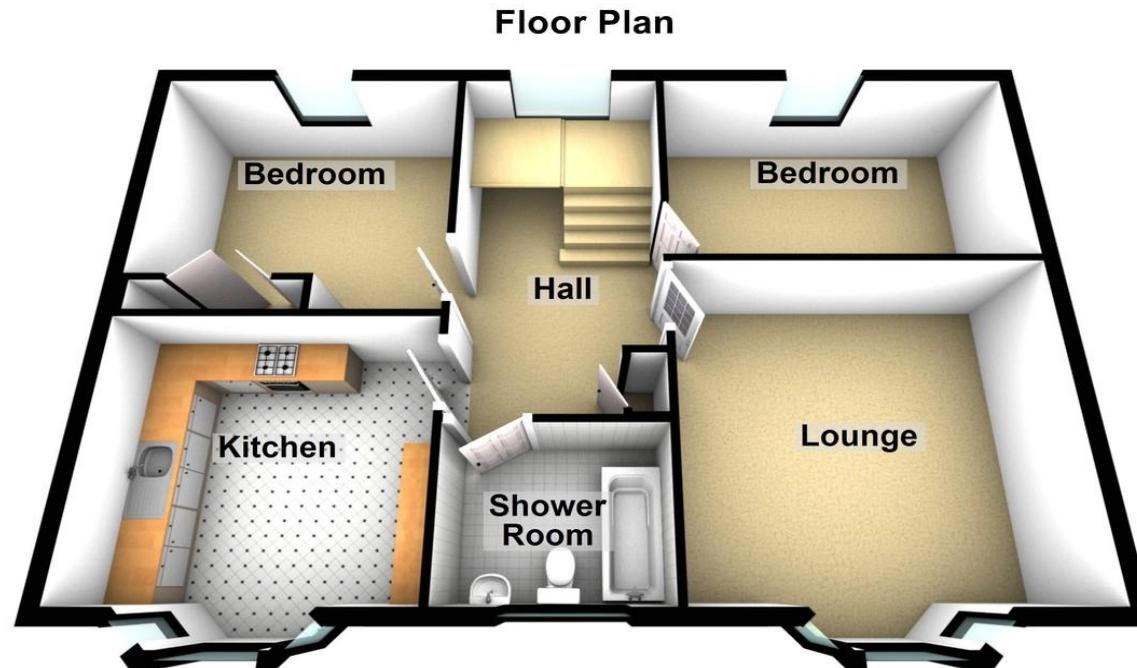
# Have a property to sell?

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



# Floorplans

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# Property Room Sizes

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## HALL

15' 7" x 6' 3" (4.75m x 1.91m)

## LOUNGE

13' 10" x 12' 3" (4.22m x 3.73m)

## KITCHEN

11' 2" x 10' 0" (3.4m x 3.05m)

## BEDROOM

11' 10" x 10' 0" (3.61m x 3.05m)

## BEDROOM

12' 3" x 9' 0" (3.73m x 2.74m)

## BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)



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)

*The only Perthshire estate agent available 7 days until 9pm*

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