

Buy your next home with Next Home

Leading Perthshire Estate Agency

13 Elm Court, Bridge Of Earn, Perth, PH2 9RU

Offers Over £130,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

13 Elm Court, Bridge Of Earn, Perth, PH2 9RU

Many thanks for your interest with 13 Elm Court, Bridge Of Earn, Perth, PH2 9RU.

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

Bridge of Earn is a thriving village just three miles south of Perth, offering the charm of semi-rural living with excellent amenities and transport links.

The village has a lively community with shops, cafés, pubs, and a primary school, making it ideal for families and professionals. Beautiful countryside walks along the River Earn and surrounding hills are on the doorstep, while the nearby M90 provides quick access to Perth, Dundee, and Edinburgh, making commuting straightforward.

A mix of traditional cottages and modern homes makes Bridge of Earn a consistently sought-after location.



Property Summary

Set on the first floor of the popular Elm Court development, this immaculately presented two-bedroom apartment is a brilliant first-time buy or easy “turn-key” investment. Stylishly finished throughout and offered chain free, it’s ready to move into from day one, with gas central heating and double glazing keeping things warm, efficient and low-maintenance.

Inside, the layout flows from a welcoming hall into a bright, airy lounge where full-height doors open to a Juliet balcony, pulling in natural light and giving a pleasant outlook over the development. The adjoining kitchen/dining room is smart and well-planned, with modern white cabinetry, ample worktop space, a gas hob and room for a table—ideal for everyday meals or relaxed hosting.

Both bedrooms are generous doubles. The principal bedroom is calm and spacious, while bedroom two mirrors the same light, fresh feel and works perfectly as a guest room, home office or nursery. The bathroom is crisp and contemporary, finished with neutral tiling and a shower over bath.

Outside there’s residents’ parking and tidy shared grounds, all in a well-kept pocket that makes day-to-day living easy. A polished apartment in a great spot—quiet, convenient, and with nothing to do but unpack.



Key property features

- ✓ Chain Free
- ✓ Ideal investment
- ✓ Walking distance to shops
- ✓ Off-street parking
- ✓ Secure door entry system
- ✓ Immaculately presented
- ✓ Ideal for a first time buyer
- ✓ Chain free
- ✓ Popular residential area
- ✓ Brand new gas boiler









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

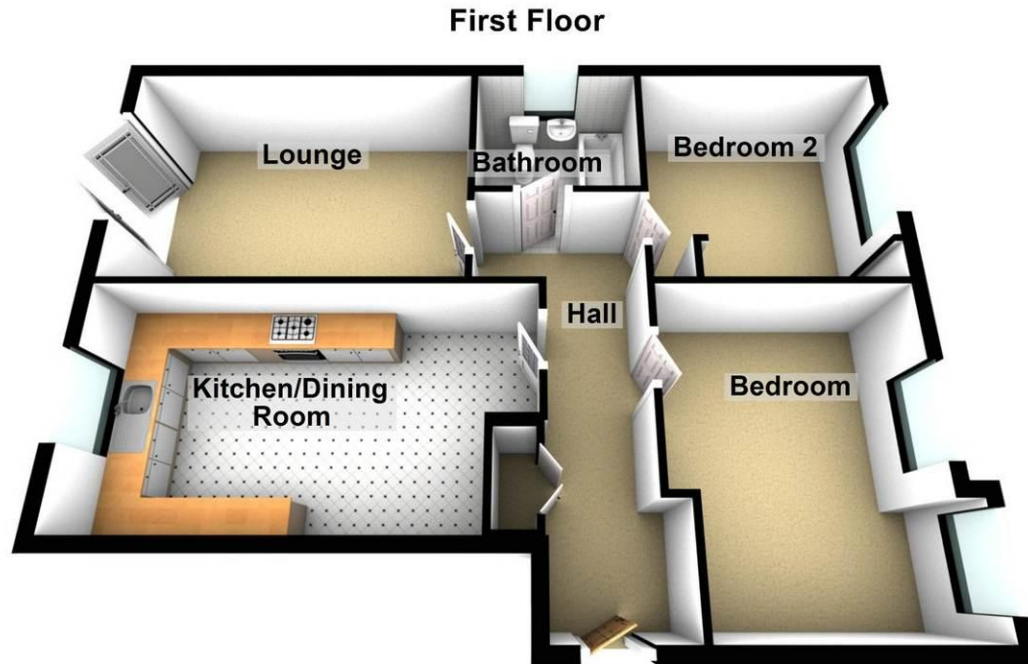
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALL

20' x 4' 3" (6.1m x 1.3m)

LOUNGE

14' x 11' 6" (4.27m x 3.51m)

KITCHEN/DINER

17' 6" x 9' 2" (5.33m x 2.79m)

BEDROOM

14' 8" x 10' 3" (4.47m x 3.12m)

BEDROOM

12' 4" x 9' 8" (3.76m x 2.95m)

BATHROOM

8' 1" x 7' 4" (2.46m x 2.24m)

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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