



# Buy your next home with Next Home

Leading Perthshire Estate Agency

9 Marindin Park, Glenfarg, Perth, PH2 9NQ

Offers Over £270,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home



9 Marindin Park, Glenfarg, Perth, PH2 9NQ

Many thanks for your interest with 9 Marindin Park, Glenfarg, Perth, PH2 9NQ.

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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Glenfarg benefits from its central location, offering easy accessibility to nearby cities and towns. The village is situated just off the A90 road, providing convenient access to Perth, which is only a 15-minute drive away.

Dundee and Edinburgh are also easily reachable within an hour's drive, making Glenfarg an ideal location for those who work or frequently travel to these urban centres.

There are several local amenities including a shop, a primary school, bowling club, tennis club and village hall which host a number of social activities and events.



# Property Summary

A rare opportunity to purchase this immaculately presented DETACHED THREE BEDROOM BUNGALOW situated within a quiet cul de sac in the village of Glenfarg.

The property offers spacious accommodation comprising entrance hall with double storage cupboard; spacious and bright lounge with front facing window; dining kitchen with lovely views to the rear; utility room with door to the side and door to integral garage; bathroom with separate shower cubicle; 3 bedrooms, 2 of which have fitted wardrobes.

There is double glazing and electric heating throughout.

Externally the property sits within very well-maintained garden grounds which are predominantly laid to lawn with attractive planted borders and pond.

A driveway provides off street parking and leads to the single garage.

There are lovely views to the rear and early viewing is highly recommended as the property is rare to the market.



# Key property features

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- ✓ Detached bungalow
- ✓ Spacious Lounge
- ✓ Dining Kitchen
- ✓ Utility Room
- ✓ 3 Bedrooms
- ✓ Bathroom with separate shower cubicle
- ✓ Excellent storage
- ✓ Beautifully landscaped gardens
- ✓ Driveway and garage
- ✓ Lovely views to the rear









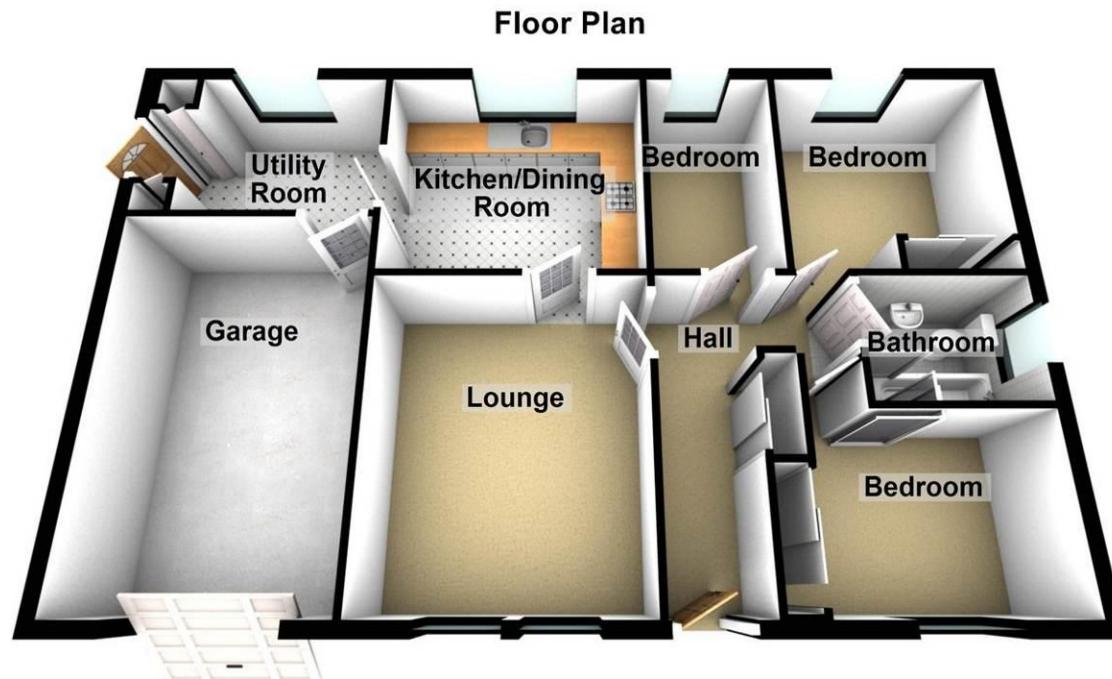
# Have a property to sell?

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**

*14' 8" x 10' 6" (4.47m x 3.2m)*

## **LOUNGE**

*16' 11" x 13' 2" (5.16m x 4.01m)*

## **DINING KITCHEN**

*13' 2" x 9' 3" (4.01m x 2.82m)*

## **UTILITY ROOM**

*9' 10" x 7' 8" (3m x 2.34m)*

## **BEDROOM**

*11' 6" x 9' 2" (3.51m x 2.79m)*

## **BEDROOM**

*11' 4" x 8' 9" (3.45m x 2.67m)*

## **BEDROOM**

*10' 8" x 7' 6" (3.25m x 2.29m)*

## **BATHROOM**

*8'2 x 5' 10" (2.49m x 1.78m)*

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](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)

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