

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

Wellgarth, Prieston Road, Bankfoot, Perth, PH1 4BW

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Offers Over £165,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Wellgarth, Prieston Road, Bankfoot, Perth, PH1 4BW

Many thanks for your interest with Wellgarth, Prieston Road, Bankfoot, Perth, PH1 4BW.

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 reknown 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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# About the Area

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The village is located approximately 8 miles North of Perth and 7 miles South of Dunkeld. There are many local amenities including a primary school, post office, inn, church, community centre, tennis club, bowling club and a junior football team to name a few. Secondary schooling and further amenities can be found in the nearby City of Perth.





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# Property Summary

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Next Home are delighted to bring to the market this well-proportioned home offering flexible accommodation over two levels, situated within the popular village of Bankfoot.

The ground floor is entered via a hallway which provides access to the main living areas and staircase to the upper level. The lounge is a bright and spacious room, centred around an attractive fireplace with woodburning stove — creating a cosy focal point and perfect space to relax.

Also on the ground floor is a versatile bedroom, ideal for those seeking flexible living — whether as a guest room, dining room or home office. The kitchen is fitted with a range of wall and base units with complementary worktops and enjoys direct access to the rear garden.

On the first floor, there are two further well-proportioned bedrooms along with a family bathroom comprising bath, wash hand basin and WC.

Externally, the property benefits from a fully enclosed rear garden, mainly laid to lawn with a patio area — ideal for outdoor dining and entertaining — along with a timber shed for additional storage.



# Key property features

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- ✓ Chain free
- ✓ Ideal for first time buyer
- ✓ Sought after area
- ✓ Large garden
- ✓ 2/3 double bedrooms
- ✓ Versatile rooms
- ✓ Close to all local amenities
- ✓ Ideal family home
- ✓ Potential to extend
- ✓ Oil fired heating













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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

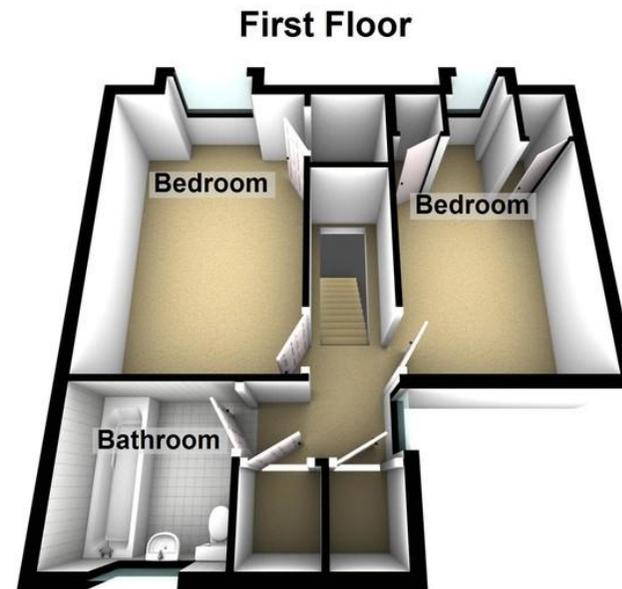


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# Floorplans

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# Property Room sizes

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**HALL**

**LOUNGE**

*16' 6" x 11' 7" (5.03m x 3.53m)*

**KITCHEN**

*13' 5" x 6' 9" (4.09m x 2.06m)*

**BEDROOM(GROUND FLOOR)**

*16' 6" x 10' 2" (5.03m x 3.1m)*

**BEDROOM**

*16' 6" x 11' (5.03m x 3.35m)*

**BEDROOM**

*16' 6" x 10' (5.03m x 3.05m)*

**BATHROOM**

*7' 10" x 6' 9" (2.39m x 2.06m)*

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.



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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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