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Leading Perthshire Estate Agency

Whitestone Cottage, Main Road, Guildtown, Perth, PH2 6BS

Offers Over £199,950


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Whitestone Cottage, Main Road, Guildtown, Perth,
PH2 6BS

Many thanks for your interest with Whitestone Cottage, Main Road, Guildtown, Perth, PH2 6BS.

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

Guildtown Village is a charming rural village set in the peaceful countryside of Perth and Kinross, just a short drive north of Perth. Surrounded by rolling farmland and scenic landscapes near the beautiful River Tay, the village offers a relaxing escape into traditional Scottish country life.

Despite its small size, Guildtown has several community-focused amenities including a Village Hall which is a central meeting place for local events and activities and Primary School.



Property Summary

A rare opportunity to purchase this DETACHED 2 BEDROOM BUNGALOW situated within the desirable village of Guildtown.

The property offers well-proportioned accommodation comprising entrance vestibule; hall with 3 cupboards; lounge with fire and front facing window; kitchen with door to the side and space for appliances; 2 double bedrooms with fitted double wardrobes and bathroom with white suite together with shower over the bath.

The property benefits from having double glazing, an air source heat pump and solar panels making it a very low cost and energy efficient house to run.

Externally there is a long driveway providing off street parking for several vehicles and a timber garage.

The rear garden is predominantly laid to lawn with timber shed, wood/BBQ store and raised planters.

Early viewing is highly recommended to appreciate the location and quality of accommodation on offer.



Key property features

- ✓ Detached bungalow
- ✓ Quiet village location
- ✓ 2 Double bedrooms
- ✓ Bright lounge
- ✓ Kitchen
- ✓ Bathroom with white suite
- ✓ Solar Panels & Air Source heat pump
- ✓ Very energy efficient
- ✓ Excellent storage
- ✓ Large driveway, timber garage and garden





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

LOUNGE

19' 2" x 11' 2" (5.84m x 3.4m)

KITCHEN

11' 8" x 7' 2" (3.56m x 2.18m)

BEDROOM

11' 4" x 10' 9" (3.45m x 3.28m)

BEDROOM 2

10' 9" x 10' 8" (3.28m x 3.25m)

BATHROOM

8' 2" x 5' 5" (2.49m x 1.65m)

VESTIBULE

5' 6" x 4' 2" (1.68m x 1.27m)

HALL

12' 8" x 5' 5" (3.86m x 1.65m)



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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

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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