



2 The Courtyard, North Barns , Bankfoot, Perth, PH1 4DZ

Offers Over £450,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 The Courtyard, North Barns , Bankfoot, Perth, PH1 4DZ

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We're open 7 days a week until 9pm



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Next Home's Buying Guide



Next Home Open Days

About the Area

Situated just outside the village of Bankfoot, 2 The Courtyard, North Barns enjoys a peaceful semi-rural setting in the heart of Perthshire while remaining conveniently connected to nearby communities. #

The property is ideally positioned for access to the neighbouring villages of Luncarty, Stanley and Murthly, each offering local amenities, schooling and scenic countryside.

Bankfoot itself provides a welcoming village atmosphere with a local shop, café and primary school, while the nearby city of Perth, only a short drive away, offers a wider range of shopping, dining, leisure facilities and transport links.

The surrounding area is known for its beautiful rural landscape, woodland walks and access to the River Tay, making it ideal for those who enjoy outdoor pursuits.

Combining the tranquillity of country living with excellent access to Perth and surrounding villages, this location offers an attractive balance of lifestyle and convenience in a desirable part of Perthshire.





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Property Summary

Next Home are delighted to bring to the market this impressive four-bedroom detached villa which enjoys a peaceful countryside setting within the desirable North Barns development near Bankfoot, offering spacious family accommodation, beautiful views and excellent outdoor space.

The property opens with an entrance porch leading into a welcoming hallway that rises to the first-floor landing, creating a bright and spacious first impression. The hall benefits from under-stair storage, a large storage cupboard and a convenient W/C. From here, access is provided to a generous front-to-back lounge and dining room, offering a superb space for both relaxing and entertaining.

To the rear of the property is a modern open-plan kitchen and dining room, designed with both practicality and style in mind.

The kitchen features a central island with solid granite worktops and ample space for dining furniture, with doors providing direct access to the rear garden. A further door leads directly into the double garage, which is equipped with electric up-and-over doors. Completing the ground floor is a well-proportioned double bedroom, offering flexible accommodation.

The staircase leads to a bright and airy first-floor landing, enhanced by stunning views across the surrounding countryside.

The upper floor hosts three generous double bedrooms, two of which benefit from en-suite facilities. The principal bedroom is particularly impressive, featuring a large en-suite shower room with his-and-hers sinks as well as a dedicated dressing area. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a driveway to the front providing parking for multiple vehicles and leading to the double garage. The rear garden is mainly laid to lawn and includes a patio area ideal for outdoor dining and entertaining. A summer house, currently used as a home office, provides a versatile additional space.

This superb home combines spacious modern living with a tranquil rural setting while remaining within easy reach of nearby amenities.



Key property features

- ✓ Immaculately presented
- ✓ Ideal family home
- ✓ Solar Panels
- ✓ Double garage
- ✓ 2 En-suites
- ✓ 4 double bedrooms
- ✓ Summer house in garden
- ✓ Stunning countryside views
- ✓ Rare to the market
- ✓ Quiet location







DSC_0317

DSC_0327







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.

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Floorplans



Property Room sizes

VESTIBULE

6' 4" x 4' 6" (1.93m x 1.37m)

HALL

LOUNGE

25' 6" x 11' (7.77m x 3.35m)

KITCHEN/DINER

22' 4" x 12' 4" (6.81m x 3.76m)

BEDROOM(GROUND FLOOR)

10' 7" x 9' 5" (3.23m x 2.87m)

W/C

5' 5" x 3' 6" (1.65m x 1.07m)

LANDING

13' 4" x 11' 2" (4.06m x 3.4m)

PRINCIPAL BEDROOM

13' x 11' 5" (3.96m x 3.48m)

DRESSING AREA

6' 8" x 4' 8" (2.03m x 1.42m)

ENSUITE

11' 6" x 8' (3.51m x 2.44m)

BEDROOM

11' 3" x 10' 3" (3.43m x 3.12m)

ENSUITE

7' 1" x 5' 9" (2.16m x 1.75m)

BEDROOM

11' 2" x 12' 1" (3.4m x 3.68m)

BATHROOM

10' 6" x 7' (3.2m x 2.13m)

DOUBLE GARAGE

19' 7" x 18' (5.97m x 5.49m)



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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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

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