



# Buy your next home with Next Home

Leading Perthshire Estate Agency

11 Main Street, Almondbank, Perth, PH1 3NJ

£210,000

■■■■  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

11 Main Street, Almondbank, Perth, PH1 3NJ

Many thanks for your interest with 11 Main Street, Almondbank, Perth, PH1 3NJ.

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

---

The highly desirable village boasts a number of amenities which include a primary school, nursery, a shop with post office and a village pub. Secondary schooling and further shops, restaurants, conference centre, theatre and leisure facilities can be found in the nearby city of Perth.

The close proximity of the motorway network allows easy commuting access throughout the Central Belt.



# Property Summary

---

Next Home are delighted to bring to the market this 3-bedroom cottage set within the popular residential of Almondbank.

The cottage is in walk in condition and is set over 2 levels comprising: Entrance hall with storage under the stairs, large lounge with space for a variety of free-standing furniture, wood burning stove and French doors leading to a patio area, modern and stylish Howdens kitchens, 3 bedrooms and a shower room.

To the rear of the property there is a split-level garden that offers outdoor dining and boasts views over the surrounding area.





# Key property features

---

- ✓ Renovated throughout
- ✓ Walk in condition
- ✓ Modern shower room
- ✓ Modern Kitchen
- ✓ Popular residential area
- ✓ Wood burning stove
- ✓ Close to all local amenities
- ✓ Large garden
- ✓ Views
- ✓ 3 bedrooms















# Have a property to sell?

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

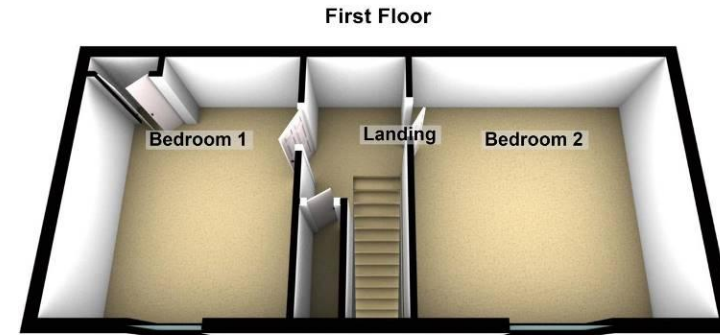
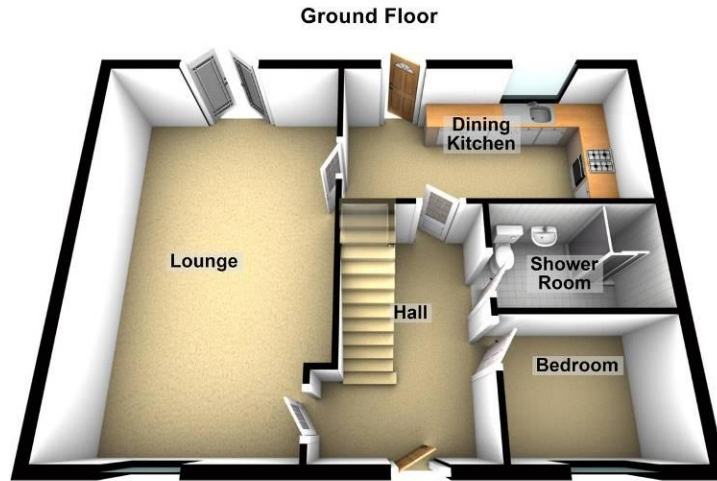


## NEXTHOME

ESTATE & LETTING AGENTS

# Floorplans

---







# Property Room sizes

## ENTRANCE HALL

0' 0" x 7' 10" (2.39m)

## LOUNGE

20' 5" x 13' 8" (6.22m x 4.17m)

## KITCHEN

17' x 8' 3" (5.18m x 2.51m)

## SHOWER ROOM

8' 7" x 6' 7" (2.62m x 2.01m)

## BEDROOM 1

14' 8" x 10' 8" (4.47m x 3.25m)

## BEDROOM 2

12' 1" x 11' 9" (3.68m x 3.58m)

## BEDROOM 3

8' 9" x 6' 10" (2.67m x 2.08m)

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)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme