

Buy your next home with Next Home

Leading Perthshire Estate Agency

9 Perth Road, Bankfoot, Perth, PH1 4AF

Offers Over £360,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

9 Perth Road, Bankfoot, Perth, PH1 4AF

Many thanks for your interest with 9 Perth Road, Bankfoot, Perth, PH1 4AF.

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.

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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

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, local shop, tennis club, bowling club, a junior football team and Perth visitors centre offers a restaurant and a filling station.

Secondary schooling and further amenities can be found in the nearby City of Perth.





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Property Summary

Next Home are delighted to bring to the market this bespoke 5 bedroom detached family home situated in the sought after area of Bankfoot.

This property would make an ideal family home with very spacious accommodation set over 2 levels comprising: Vestibule, entrance hall with storage and a wood burning stove, tastefully decorated lounge with attractive bay window to the front, decorative panelling, feature fireplace and space for a variety of free standing furniture. A modern breakfasting kitchen offers a fantastic area for hosting and flows effortlessly into the sun-room/dining room.

Additionally there is a utility room that houses the washing machine and tumble dryer.

The principal bedroom is located on the ground floor and benefits from a dressing area with built in wardrobes and a modern en-suite shower room. A further 4 double bedrooms are located on the ground and first floor and offers spacious and flexible accommodation making this villa an ideal family home.

There are 2 bathrooms which have both been finished to a very high standard.

The property sits on a very generous and private corner plot and offers off-street parking via a driveway for 4 cars and leads to a single garage.

The garden is laid to lawn for ease of maintenance with a large decking area to the rear and to the side which is ideal for hosting and outdoor dining in the warmer months.

Oil fired heating and double glazing throughout.



Key property features

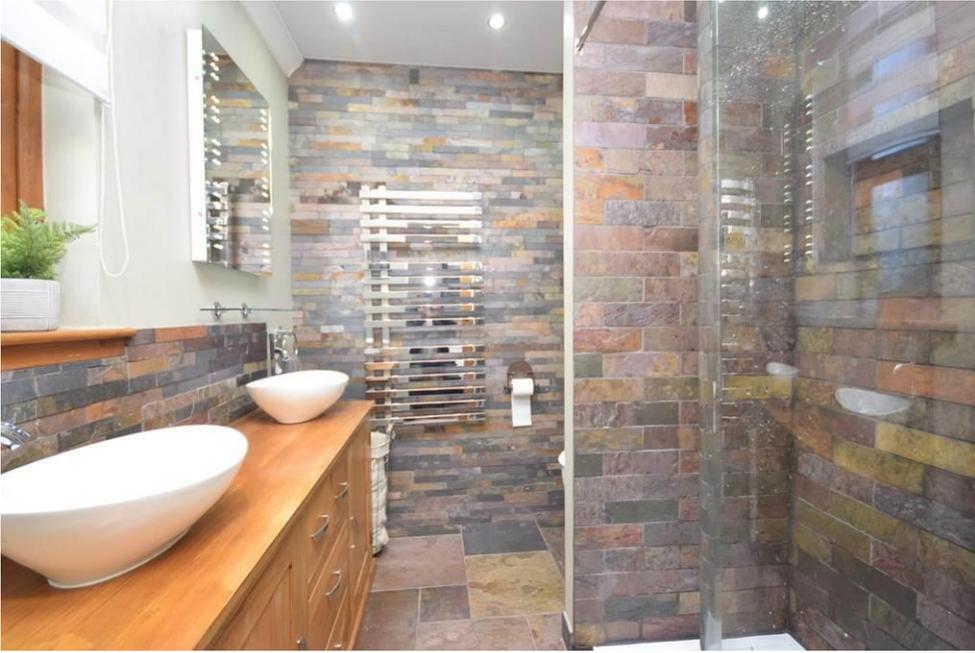
- ✓ 5 bedrooms
- ✓ Bespoke villa
- ✓ Ideal family home
- ✓ Close Perth
- ✓ Rare to the market
- ✓ Quiet area
- ✓ Immaculately presented
- ✓ Oak flooring
- ✓ Sun room
- ✓ Principal en-suite













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

VESTIBULE

ENTRANCE HALL

15' 6" x 17' (4.72m x 5.18m)

LOUNGE

17' 1" x 15' 2" (5.21m x 4.62m)

BREAKFASTING KITCHEN

18' 4" x 13' 3" (5.59m x 4.04m)

SUN ROOM/ DINING ROOM

12' 1" x 11' 7" (3.68m x 3.53m)

UTILITY ROOM

8' 7" x 5' 11" (2.62m x 1.8m)

PRINCIPAL BEDROOM

10' 4" x 10' 1" (3.15m x 3.07m)

DRESSING AREA

10' 4" x 7' 5" (3.15m x 2.26m)

ENSUITE

BEDROOM

11' 1" x 10' 9" (3.38m x 3.28m)

LANDING

23' 5" x 8' (7.14m x 2.44m)

BEDROOM

14' 5" x 13' 1" (4.39m x 3.99m)

BEDROOM

12' 3" x 11' 7" (3.73m x 3.53m)

BEDROOM

13' x 10' 7" (3.96m x 3.23m)

BATHROOM(UPSTAIRS)

6' 2" x 4' 9" (1.88m x 1.45m)

BATHROOM(GROUND FLOOR)

10' 8" x 5' 6" (3.25m x 1.68m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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