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Leading Perthshire Estate Agency

Ochilview , Kintillo Road, Bridge Of Earn, Perth, PH2 9AZ

Offers Over £265,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Ochilview , Kintillo Road, Bridge Of Earn, Perth, PH2 9AZ.

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 village offers a range of local amenities including Co-operative store, bakery, hairdresser, children's nursery and a selection of restaurants.

There is a reputable primary school within the village and secondary schooling can be found in the nearby city of Perth, located approximately 4 miles North of the village.

The property is ideal for the commuter with the M90 being a short drive away giving easy access to Perth, Edinburgh, Stirling and Glasgow.



Property Summary

We are delighted to bring to the market this Charming THREE BEDROOM SEMI DETACHED COTTAGE in the sought after village of Bridge of Earn.

The property is immaculately presented throughout and benefits from double glazing and gas central heating.

The deceptively spacious accommodation comprises welcoming entrance hall; bright living room with feature wood burning stove; stylish kitchen with great storage facilities and appliances; three double bedrooms, one with en-suite shower room; modern bathroom with 4 piece suite; study area within rear hall and porch off the kitchen.

Externally the property provides off street parking for 2 vehicles and has a beautifully landscaped large enclosed rear garden.

There is a summer house with decking area and further patio areas providing ideal havens for relaxing during the summer months.

This is a beautiful property finished to a very high standard therefore viewings are a must to appreciate the accommodation on offer.



Key property features

- ✓ Stunning Semi-Detached 3 Bedroom Cottage
- ✓ Desirable Location in Bridge of Earn
- ✓ 3 Generous Bedrooms
- ✓ Living Room with Wood Burning Stove
- ✓ Beautifully Landscaped Garden
- ✓ Large Kitchen/Dining Room
- ✓ Driveway with parking for 2 Cars
- ✓ Modern Bathroom & En-suite Shower Room
- ✓ Double Glazing & Gas central heating
- ✓ Great access for Commuting









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?

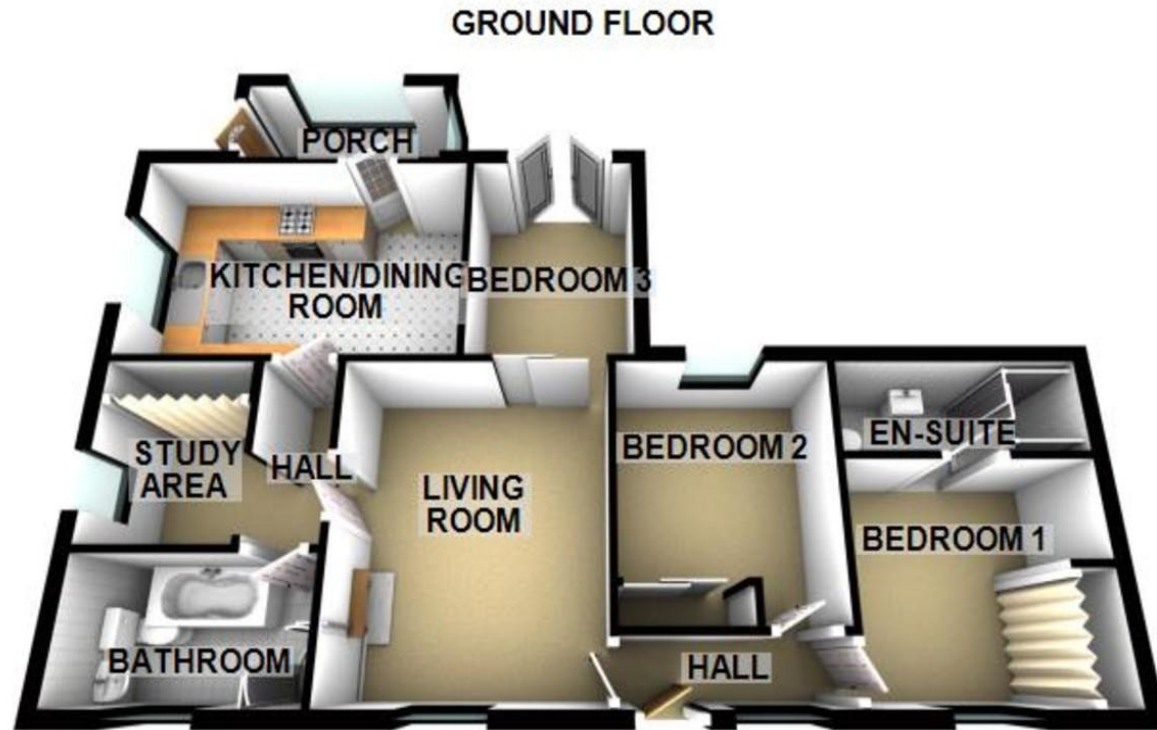
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

PORCH

DINING ROOM/ KITCHEN

15' 8" x 11' 6" (4.78m x 3.51m)

INNER HALLWAY

LIVING ROOM

15' 8" x 13' 1" (4.78m x 3.99m)

STUDY

5' 7" x 5' 7" (1.7m x 1.7m)

BATHROOM

9' 2" x 8' 6" (2.79m x 2.59m)

BEDROOM 1

10' 10" x 10' 2" (3.3m x 3.1m)

ENSUITE

11' 6" x 4' 4" (3.51m x 1.32m)

BEDROOM 2

11' 6" x 10' 10" (3.51m x 3.3m)

BEDROOM 3

11' 10" x 9' 6" (3.61m x 2.9m)

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

The only Perthshire estate agent available 7 days until 9pm

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