

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

1 Fish Pond Cottage, Stormontfield, Perth, PH2 6BJ

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Offers Over £420,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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1 Fish Pond Cottage, Stormontfield, Perth, PH2 6BJ

Many thanks for your interest with 1 Fish Pond Cottage, Stormontfield, Perth, PH2 6BJ.

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 renown 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.

# 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

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Stormontfield is Located just a short drive from Scone where all local amenities found, including shops and schooling. Set in the midst of the Perthshire countryside where keen fisherman obtain a permit for one of the best salmon bears on the Tay.

There are fantastic walks nearby and the City of Perth is only a short drive.

Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity. Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.





# NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by signing up to our Hot Buyers lists!

Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring to the market this Idyllic 3 bedroom end-terraced bungalow situated in the most picturesque location with views onto the river Tay.

The property is situated on a very generous sized plot with lovely mature gardens and spacious accommodation comprising: Entrance hall, spacious dining room with double aspect windows overlooking the River Tay, lounge with open fireplace, conservatory, kitchen/dining room, utility room, 3 double bedrooms, bathroom and a shower room.

There is a large wrap around garden that is mainly laid to lawn with a mixture plants and shrubbery throughout. There are stunning panoramic views to the River Tay and walks to enjoy with a beach very close by.

Additionally there is a 'Bothy' with planning permission. 17/00667/FLL



# Key property features

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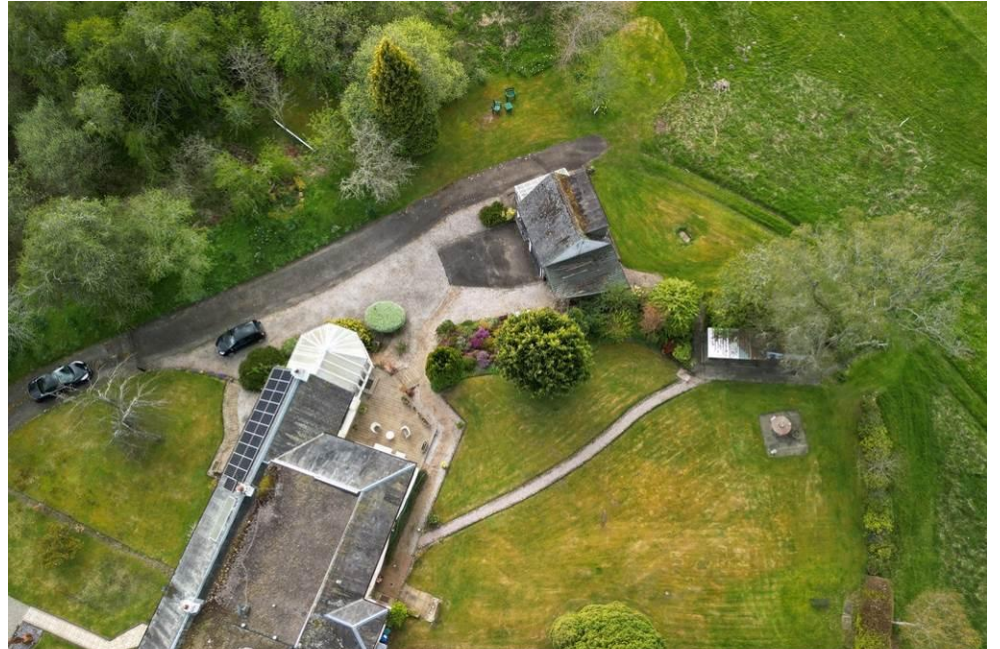
- ✓ River Tay Views
- ✓ Planning permission
- ✓ Rare to the market
- ✓ Quiet location
- ✓ Great gardens
- ✓ Bungalow
- ✓ Ideal family home
- ✓ Ideal holiday home
- ✓ Great walks nearby
- ✓ Solar panels













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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

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GROUND FLOOR





# Property Room sizes

## **ENTRANCE VESTIBULE**

*5' 6" x 3' 7" (1.7m x 1.1m)*

## **ENTRANCE HALL**

*41' 11" x 2' 11" (12.8m x 0.9m)*

## **LOUNGE**

*18' 8" x 14' 9" (5.7m x 4.5m)*

## **CONSERVATORY**

*16' 8" x 13' 9" (5.1m x 4.2m)*

## **DINING ROOM**

*15' 8" x 10' 5" (4.8m x 3.2m)*

## **KITCHEN/DINER**

*10' 5" x 10' 5" (3.2m x 3.2m)*

## **UTILITY ROOM**

*11' 1" x 5' 10" (3.4m x 1.8m)*

## **REAR PORCH**

*8' 6" x 5' 10" (2.6m x 1.8m)*

## **BATHROOM**

*6' 10" x 6' 6" (2.1m x 2.0m)*

## **SHOWER ROOM**

*9' 6" x 5' 6" (2.9m x 1.7m)*

## **BEDROOM**

*14' 7" x 9' 8" (4.45m x 2.95m)*

## **BEDROOM**

*11' 9" x 11' 3" (3.6m x 3.45m)*

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.



# NEXTHOME

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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](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)

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