



Buy your next home with Next Home

Leading Perthshire Estate Agency

13 Newhall Street, Bankfoot, Perthshire, PH1 4BQ

Offers Over £150,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

13 Newhall Street, Bankfoot, Perthshire, PH1
4BQ

Many thanks for your interest in
13 Newhall Street, Bankfoot, Perthshire,
PH1 4BQ.

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
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We offer free, no obligation mortgage
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If you have a property to sell, contact us
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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 01764 42 43 44.

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

Bankfoot is a well-served village located approximately eight miles from Perth City Centre. The village has a variety of amenities, shops, eating establishments, Post Office, primary school, park and playing fields.

There is a reputable village inn and visitor attraction. There is excellent access to the A9 leading to all major cities within and beyond the central belt of Scotland.



Property summary

Next Home are delighted to bring to the market this 2 bedroom mid-terraced cottage situated in the popular villa of Bankfoot.

This property has well-proportioned accommodation comprising entrance hall, lounge, dining kitchen, two double bedrooms and bathroom.

There is a courtyard to the rear of the property providing an ideal seating area.

The property has electrical heating and is double glazed. Early viewing is recommended. EPC Rating F



Key property features

- ✓ 2 bedroom
- ✓ Chain free
- ✓ Popular residential area
- ✓ Ideal for first time buyer
- ✓ Ideal for the commuter
- ✓ Modern shower room
- ✓ Electric heating
- ✓ Close to local amenities



Floorplans

Ground Floor





Property Room Sizes

ENTRANCE HALL 7.06M X 0.89M (23'2" X 2'11")

LOUNGE 4.80M X 2.97M (15'9" X 9'9")

KITCHEN/DINER 4.14M X 3.89M (13'7" X 12'9")

BEDROOM ONE 2.92M X 2.87M (9'7" X 9'5")

BEDROOM TWO 3.30M X 2.49M (10'10" X 8'2")

BATHROOM 2.92M X 1.78M (9'7" X 5'10")

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 01796 54 80 14

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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