



# Buy your next home with Next Home

Leading Perthshire Estate Agency

10 Kintillo Place, Bridge Of Earn, Perth, PH2 9AS

Offers Over £155,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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10 Kintillo Place, Bridge Of Earn, Perth, PH2 9AS

Many thanks for your interest with 10 Kintillo Place, Bridge Of Earn, Perth, PH2 9AS.

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

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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

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A rare opportunity to purchase this 2 BEDROOM SEMI DETACHED VILLA situated with a lovely corner plot in the popular village of Bridge of Earn.

The accommodation comprises entrance hall with under stair storage cupboard; lounge with front facing window and doors to the sun porch; sun porch with door to the rear garden; kitchen with washing machine, cooker, fridge freezer and door to the rear; 2 double bedrooms and modern shower room.

There is double glazing and electric storage heating.

Externally there is a large driveway providing off street parking for several vehicles, car port and front and rear gardens laid with a mixture of lawn, paving and gravel chips for ease of maintenance. Timber shed and Greenhouse.

Whilst the property would benefit from some cosmetic upgrading the location is superb and the property will make a lovely family home.



# Key property features

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- ✓ Semi Detached Villa
- ✓ Bright Lounge
- ✓ Sun Porch
- ✓ Kitchen
- ✓ 2 Double Bedrooms
- ✓ Modern Shower Room
- ✓ Double Glazing & Electric Heating
- ✓ Large Driveway & Carport
- ✓ Front and rear gardens with timber shed and greenhouse
- ✓ Popular village location















# 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



First Floor





# Property Room Sizes

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## **HALL**

*6' 9" x 5' 0" (2.06m x 1.52m)*

## **LOUNGE**

*18' 4" x 10' 7" (5.59m x 3.23m)*

## **SUN PORCH**

*10' 9" x 6' 2" (3.28m x 1.88m)*

## **KITCHEN**

*11' 3" x 8' 1" (3.43m x 2.46m)*

## **BEDROOM**

*15' 9" x 9' 1" (4.8m x 2.77m)*

## **BEDROOM**

*12' 0" x 8' 11" (3.66m x 2.72m)*

## **SHOWER ROOM**

*6' 4" x 5' 5" (1.93m x 1.65m)*

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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)

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