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Leading Perthshire Estate Agency

4 Oakbank Place, Guildtown, Perth, PH2 6DH

Offers Over £215,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

4 Oakbank Place, Guildtown, Perth, PH2 6DH

Many thanks for your interest with 4 Oakbank Place, Guildtown, Perth, PH2 6DH.

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

Guildtown boasts several amenities including an Inn, primary school, garage and access to picturesque walks and cycle routes.

Perth is only five miles to the South where you will find a wide variety of amenities on offer with many restaurants, theatre, concert hall and excellent shopping facilities.



Property Summary

A rare opportunity to purchase this immaculately presented DETACHED THREE BEDROOM BUNGALOW situated within a quiet location in the village of Guildtown.

The property benefits from being on a corner plot with magnificent views to the side and rear.

The accommodation comprises entrance hall with storage cupboard; bright lounge with dining area and front facing window; kitchen with integrated oven, hob, fridge and freezer together with space for a washing machine; double bedroom with fitted wardrobe, 2 single bedrooms and bathroom with shower over the bath.

There is double glazing and electric heating throughout.

Externally there are garden grounds to the front, side and rear and there is parking for several vehicles. Car port. Two timber sheds, one of which has an electricity supply. External double electricity socket and water tap.

Early viewing is highly recommended to appreciate the accommodation on offer.



Key property features

- ✓ Detached Bungalow
- ✓ Bright Lounge/Diner
- ✓ Kitchen with breakfast bar
- ✓ 3 Bedrooms
- ✓ Bathroom with shower over the bath
- ✓ Lovely countryside views
- ✓ Parking for several vehicles
- ✓ Front, side and rear gardens
- ✓ 2 Timber sheds and car port
- ✓ Quiet location









An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

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

HALL

11' 11" x 4' 11" (3.63m x 1.5m)

LOUNGE/DINER

15' 11" x 13' 8" (4.85m x 4.17m)

KITCHEN

10' 9" x 7' 0" (3.28m x 2.13m)

BEDROOM

13' 8" x 8' 5" (4.17m x 2.57m)

BEDROOM

10' 6" x 5' 6" (3.2m x 1.68m)

BEDROOM

10' 5" x 7' 3" (3.18m x 2.21m)

BATHROOM

6' 4" x 5' 7" (1.93m x 1.7m)



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

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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