



Buy your next home with Next Home

Leading Perthshire Estate Agency

20 Paradise Place, Bridge Of Earn, Perth, PH2 9AR

Offers Over £170,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

20 Paradise Place, Bridge Of Earn, Perth, PH2 9AR

Many thanks for your interest with 20 Paradise Place, Bridge Of Earn, Perth, PH2 9AR.

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

Bridge of Earn is a thriving village just three miles south of Perth, offering the charm of semi-rural living with excellent amenities and transport links.

The village has a lively community with shops, cafés, pubs, and a primary school, making it ideal for families and professionals. Beautiful countryside walks along the River Earn and surrounding hills are on the doorstep, while the nearby M90 provides quick access to Perth, Dundee, and Edinburgh, making commuting straightforward.

A mix of traditional cottages and modern homes makes Bridge of Earn a consistently sought-after location.



Property Summary

We are delighted to bring to the market this spacious 2 bedroom end-terraced villa situated in the sought after village of Bridge of Earn.

This home offers a welcoming and spacious lounge, featuring both front and rear facing windows that flood the room with natural light. The kitchen is well-appointed and provides direct access to the rear garden.

Upstairs, you'll find two generously sized double bedrooms, both benefiting from built-in storage, as well as a neatly presented bathroom.

To the front, the property benefits from off-street parking for two cars, a rare advantage in this location.

The spacious rear garden offers a perfect blend of practicality and relaxation, including a paved patio area, a well-kept lawn, a timber shed, and a summer house, ideal for outdoor dining, hobbies, or simply enjoying the sunshine.



Key property features

- ✓ Ideal for first time buyers
- ✓ Off-Street parking
- ✓ Gas central heating
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Spacious rooms throughout
- ✓ Well-presented
- ✓ Close to Perth
- ✓ Good sized rear garden









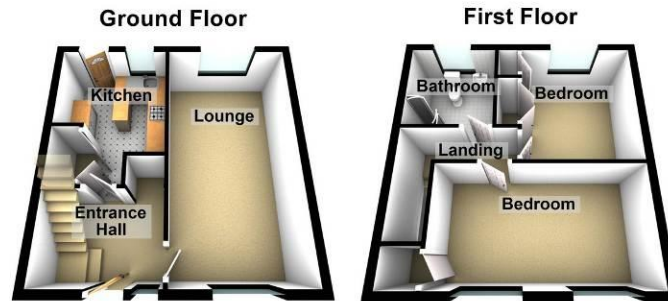
An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

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



Floorplans





Property Room sizes

HALL

LOUNGE

19' 1" x 9' 10" (5.82m x 3m)

KITCHEN

13' 8" x 10' 4" (4.17m x 3.15m)

BEDROOM

17' x 9' 4" (5.18m x 2.84m)

BEDROOM

11' 10" x 9' 5" (3.61m x 2.87m)

BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m)

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

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