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Leading Perthshire Estate Agency

2 Perth Road, Bankfoot, Perth, PH1 4AF

Offers Over £265,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 Perth Road, Bankfoot, Perth, PH1 4AF

Many thanks for your interest with 2 Perth Road, Bankfoot, Perth, PH1 4AF.

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

The village is located approximately 8 miles North of Perth and 7 miles South of Dunkeld.

There are many local amenities including a primary school, post office, inn, church, community centre, tennis club, bowling club and a junior football team to name a few.

Secondary schooling and further amenities can be found in the nearby City of Perth.



Property Summary

Next Home are delighted to bring to the market this well-presented 3 bedroom detached bungalow set within a generous plot and enjoying open views over surrounding fields, while remaining conveniently positioned within the popular village of Bankfoot.

The accommodation is bright and well laid out, with a spacious lounge featuring a bay window that overlooks the open countryside, creating a lovely focal point and an ideal space to relax.

To the rear, an open-plan kitchen and dining area provides ample room for a table and chairs, making it well suited to both everyday living and entertaining.

There are three bedrooms, all benefiting from storage, with the principal bedroom further enhanced by a private en-suite.

A family bathroom completes the internal accommodation.

Externally, the fully enclosed rear garden is designed for low maintenance and features a combination of gravelled areas and decking, offering an excellent outdoor space.

To the front, the property benefits from a low maintenance garden and off-street parking to the side which leads a single garage.



Key property features

- ✓ Rare to the market
- ✓ Conservatory
- ✓ Good sized garden
- ✓ Lovely open field views
- ✓ Oil heating
- ✓ Principal en-suite shower room
- ✓ Single garage
- ✓ Off-street parking for multiple vehicles
- ✓ Chain free
- ✓ Popular residential area









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. 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?

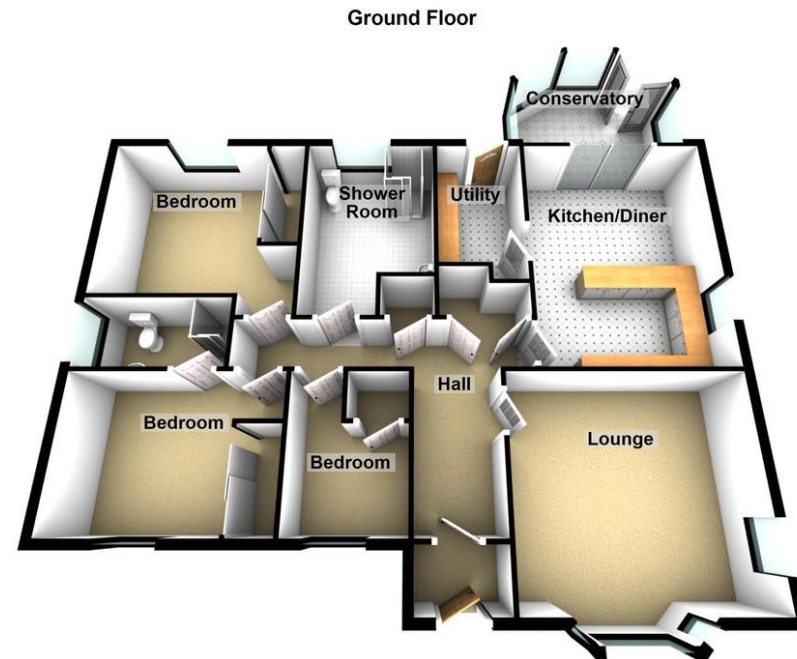
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

4' 5" x 3' 9" (1.35m x 1.14m)

HALL

13' 8" x 4' 5" (4.17m x 1.35m)

LOUNGE

18' 2" x 15' 3" (5.54m x 4.65m)

KITCHEN/DINER

17' 3" x 13' 9" (5.26m x 4.19m)

CONSERVATORY

9' 89" x 6' (5m x 1.83m)

UTILITY ROOM

8' 3" x 5' 6" (2.51m x 1.68m)

BEDROOM

11' 4" x 10' 6" (3.45m x 3.2m)

ENSUITE

6' x 5' 6" (1.83m x 1.68m)

BEDROOM

11' 4" x 10' 7" (3.45m x 3.23m)

BEDROOM

10' 5" x 6' 7" (3.18m x 2.01m)

BATHROOM

10' 6" x 5' 8" (3.2m x 1.73m)

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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