

# Buy your next home with Next Home

Leading Perthshire Estate Agency

9 Elm Court, Bridge Of Earn, Perth, PH2 9RU

Offers Over £135,000 TBC by home report

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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9 Elm Court, Bridge Of Earn, Perth, PH2 9RU

Many thanks for your interest with 9 Elm Court, Bridge Of Earn, Perth, PH2 9RU.

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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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

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We are delighted to bring to the market this spacious and well-presented 2-bedroom top floor apartment with magnificent views situated within the village of Bridge of Earn.

The property is entered via a secure entry door system and offers well-proportioned accommodation comprising entrance hall with double storage cupboard; bright lounge with dual aspect windows and doors with Juliet balconies, making it very bright with open views; dining kitchen with cooker, dishwasher, fridge/freezer and space for washer/dryer; bathroom with white suite and shower over the bath; 2 double bedrooms, both with double wardrobes.

There is double glazing and gas central heating throughout.

There is a parking space pertaining to the property.

Early viewing is recommended to appreciate the quality and quantity of accommodation on offer.



# Key property features

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- ✓ Top floor apartment
- ✓ Excellent open views
- ✓ Secure entry system
- ✓ Private parking
- ✓ Bright & spacious lounge
- ✓ Dining kitchen
- ✓ 2 Double bedrooms
- ✓ Bathroom with shower over the bath
- ✓ Double glazing & Gas central heating
- ✓ Excellent storage







# Have a property to sell?

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

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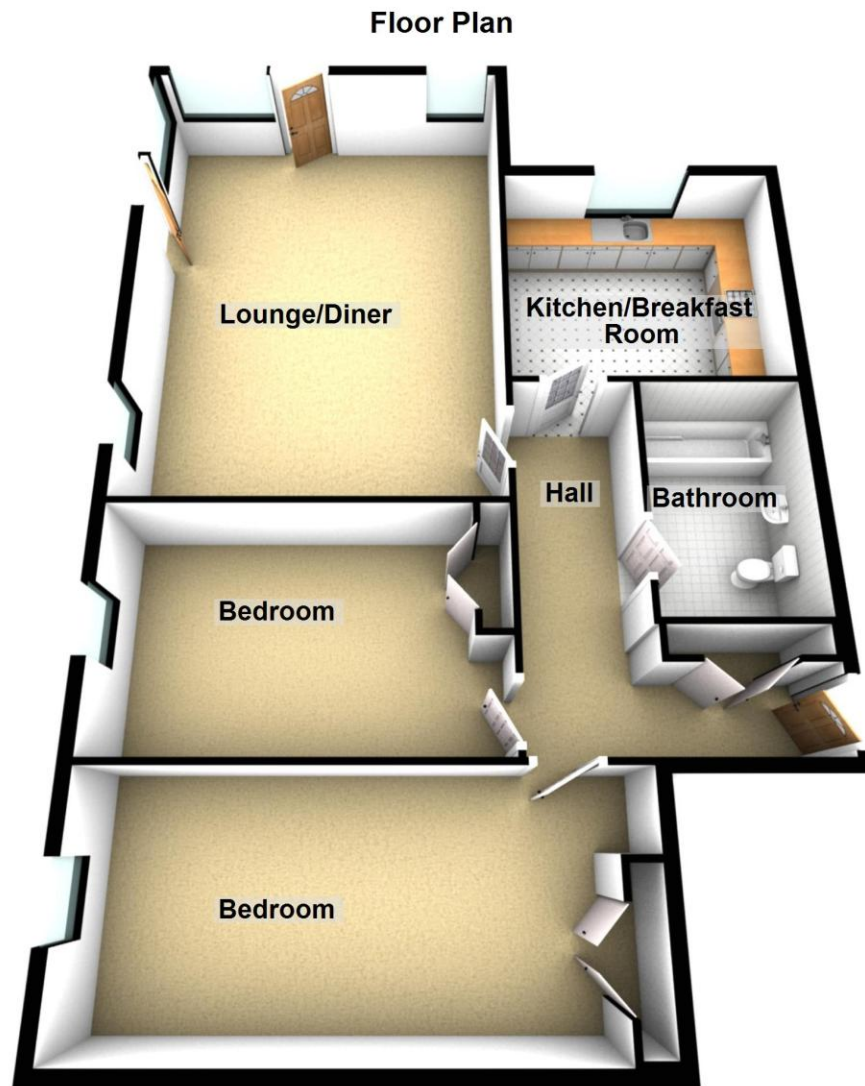


## NEXTHOME

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# Floorplans

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# Property Room Sizes

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## **HALL**

*14' 9" x 4' 9" (4.5m x 1.45m)*

## **LOUNGE**

*16' 7" x 13' 10" (5.05m x 4.22m)*

## **DINING KITCHEN**

*10' 7" x 10' 4" (3.23m x 3.15m)*

## **BEDROOM**

*16' 2" x 9' 11" (4.93m x 3.02m)*

## **BEDROOM**

*11' 9" x 10' 7" (3.58m x 3.23m)*

## **BATHROOM**

*8' 7" x 7' 2" (2.62m x 2.18m)*



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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..... 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)

*The only Perthshire estate agent available 7 days until 9pm*

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