



19 Bridgeton Brae, Almondbank, Perth, PH1 3JX

Offers Over £150,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

19 Bridgeton Brae, Almondbank, Perth, PH1 3JX

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Registered Buyers



No obligation
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Conveyancing
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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Almondbank offers a convenient setting close to Perth, combining access to countryside with the services of the city. Residents are well placed for shops, schools, leisure facilities and major road connections, including routes towards Dundee,

Edinburgh and the central belt. Nearby riverside paths, woodland and open landscapes add to the area's appeal for families, professionals and those seeking a well-connected base.





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Property Summary

A beautifully presented two-bedroom self-contained ground-floor apartment, offering bright and spacious accommodation together with attractive private gardens and the added benefit of a single garage

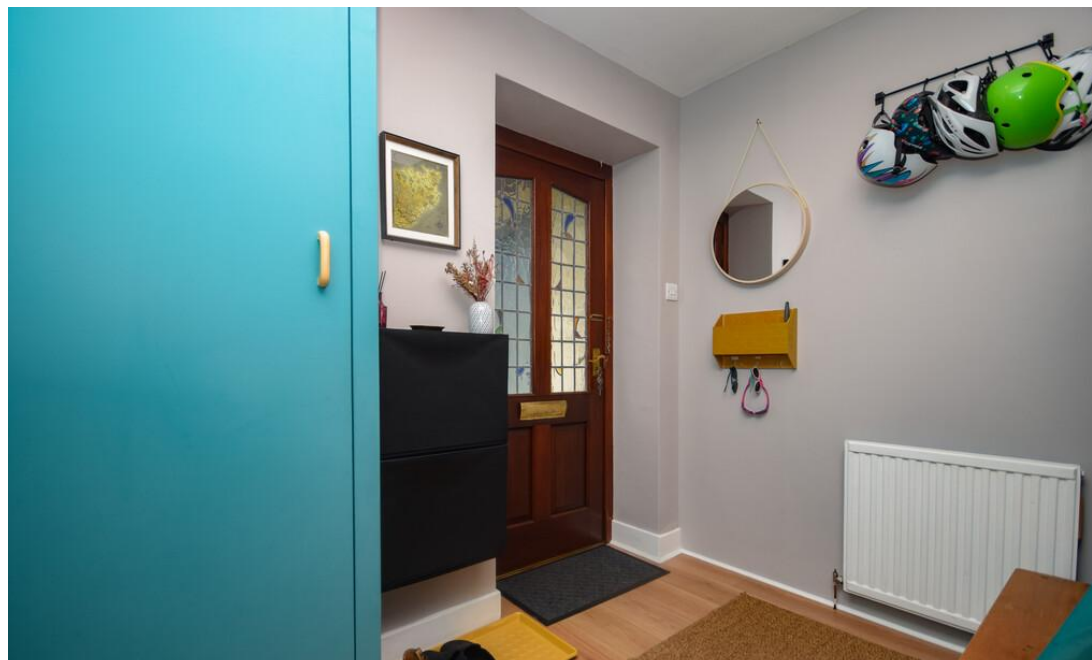
The property is very well maintained throughout and benefits from its own private entrance, giving it a real sense of independence.

Internally, the accommodation comprises a welcoming hall way, a bright and comfortable lounge with space for dining, and a stylish fitted kitchen with a good range of units and worktop space.

There are two generous double bedrooms, both offering excellent proportions, along with a shower room.

Outside, the property enjoys its own charming private garden, with a well-kept lawn, established planting and a patio area ideal for sitting out and enjoying the warmer months. The garden continues to offer further outdoor space, with a greenhouse and single garage positioned at the bottom of the garden.

A lovely property combining the convenience of ground-floor living with excellent private outdoor space, making it ideal for first-time buyers, downsizers or those looking for an easily managed home.



Key property features

- ✓ Self-contained ground-floor apartment
- ✓ Two generous bedrooms
- ✓ Private front and back gardens
- ✓ Single garage
- ✓ Immaculately presented
- ✓ Modern kitchen
- ✓ Ideal for a first time buyer
- ✓ Gas central heating
- ✓ Popular residential area
- ✓ Close to local amenities













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 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?

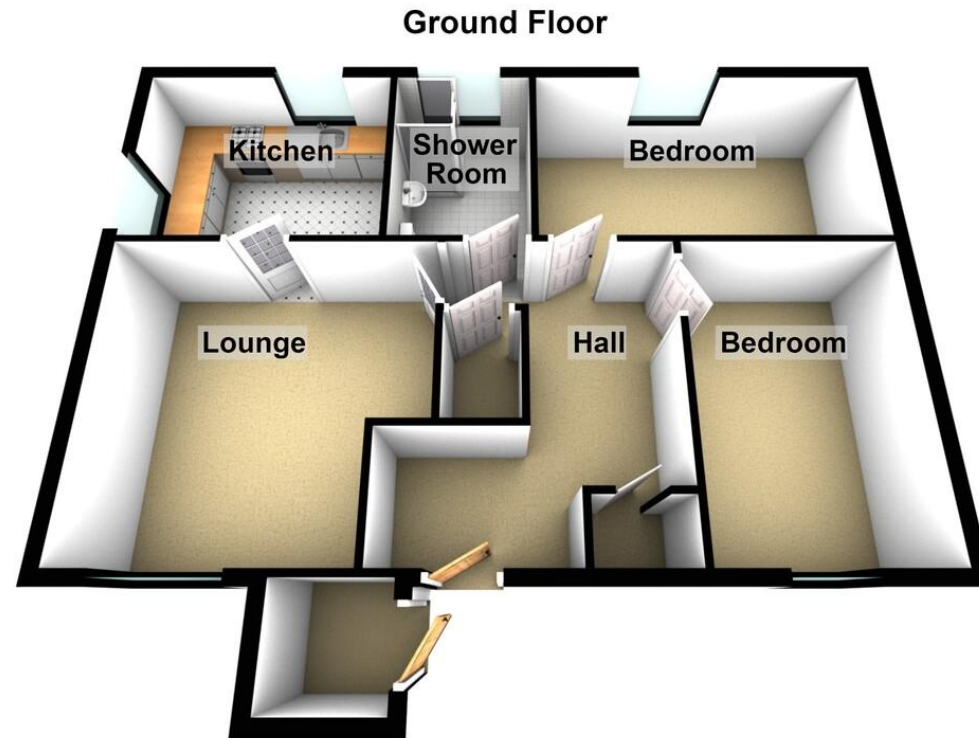
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

9' 10" x 6' 6" (3,5m x 2,5m)

LOUNGE

13' 5" x 12' 9" (4.1m x 3.9m)

KITCHEN

9' 6" x 8' 6" (2.9m x 2.6m)

BEDROOM(BACK)

13' 9" x 8' 2" (4.2m x 2.5m)

BEDROOM(FRONT)

13' 1" x 10' 2" (4m x 3.1m)

SHOWER ROOM

8' 6" x 5' 2" (2.6m x 1.6m)

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:

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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

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