



# Buy your next home with Next Home

Leading Perthshire Estate Agency

25 Earnbank, Bridge Of Earn, Perth, PH2 9XA

Offers Over £135,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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25 Earnbank, Bridge Of Earn, Perth, PH2 9XA

Many thanks for your interest with 25 Earnbank, Bridge Of Earn, Perth, PH2 9XA.

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. There is beautiful countryside walks along the River Earn and surrounding hills 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 well presented second floor 2-bedroom apartment with LIFT access situated within the desirable Earnbank retirement community in Bridge of Earn.

The secure entry door leads into a very well-maintained communal reception hall with access to the resident's lounge and through to the guest suite where family/friends can stay if visiting.

The building overlooks the River Earn and is situated within manicured garden grounds.

The apartment is bright with magnificent views to the front and rear. The lounge is open plan to the kitchen/dining room which benefits from integrated 'Neff' appliances and 2 windows overlooking the river. There are 2 double bedrooms with fitted wardrobes and a shower room with 4-piece suite. Large hall storage cupboard.

The property has a garage and there is parking to the front of the building.

There is a minimum age restriction of 50 years.



# Key property features

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- ✓ River Views
- ✓ Secure Entry & Lift facility
- ✓ Garage & Parking
- ✓ Bright lounge, kitchen and dining area
- ✓ 2 Double Bedrooms
- ✓ Shower Room
- ✓ Excellent Storage
- ✓ Residents Lounge & Kitchen with regular social activities
- ✓ Guest Suite & part time on-site manager
- ✓ Beautiful garden grounds and decking overlooking the river









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An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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

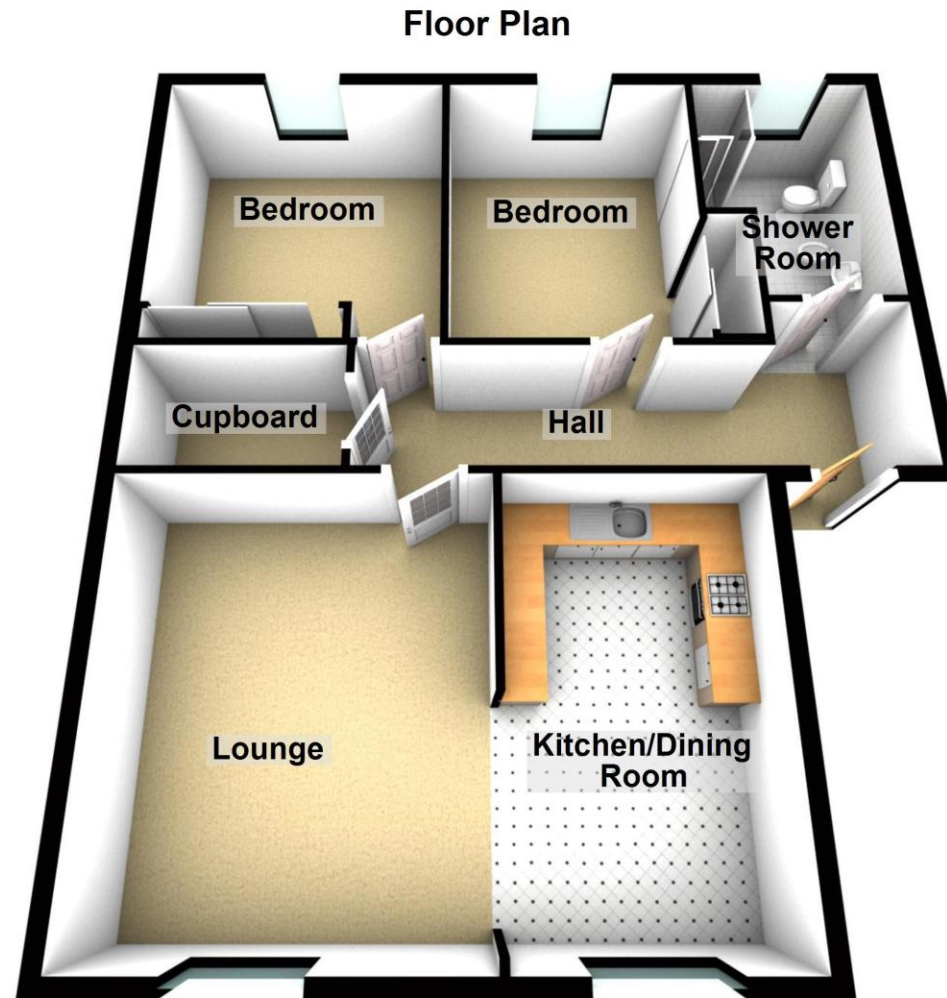


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# Floorplans

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# Property Room Sizes

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## **LOUNGE**

*14' 3" x 10' 11" (4.34m x 3.33m)*

## **KITCHEN/DINING ROOM**

*14' 3" x 8' 0" (4.34m x 2.44m)*

## **BEDROOM**

*11' 1" x 9' 6" (3.38m x 2.9m)*

## **BEDROOM**

*9' 7" x 9' 4" (2.92m x 2.84m)*

## **SHOWER ROOM**

*8' 8" x 7' 1" (2.64m x 2.16m)*

Please note there is a factoring fee of approx. £220 pcm and includes buildings insurance, maintenance of lift and communal areas, cleaning and lighting of communal areas, window cleaning, garden grounds and use of resident's lounge and kitchen.



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.



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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)

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