

# Buy your next home with Next Home

Leading Perthshire Estate Agency

13 Graham Court, Bankfoot, Perth, PH1 4DS

Offers Over £140,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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13 Graham Court, Bankfoot, Perth, PH1 4DS

Many thanks for your interest with 13 Graham Court, Bankfoot, Perth, PH1 4DS.

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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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

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Situated within a peaceful cul-de-sac in the popular village of Bankfoot, 13 Graham Court is a charming end-terraced home offering deceptively spacious accommodation presented in good condition throughout. Ideal for first-time buyers, young families or those looking to downsize, the property combines comfortable modern living with a private, low-maintenance outdoor space and generous off-street parking.

A welcoming vestibule provides a practical entrance with space for coats and shoes before opening into the bright and spacious sitting room. This inviting area offers ample room for both lounge and dining furnishings, creating a versatile living space perfectly suited to everyday family life and entertaining alike.

To the rear of the property, the breakfasting kitchen is fitted with a range of modern wall and base units together with integrated appliances including an electric hob and oven, while space for additional appliances has been thoughtfully incorporated. Direct access from the kitchen leads out to the enclosed rear garden, which is predominantly laid to lawn and complemented by a patio seating area and garden shed, providing an ideal setting for outdoor dining and relaxation.

The upper level comprises two generously proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom further enjoys additional built-in storage, including a cupboard housing the hot water tank. A well-appointed bathroom completes the accommodation on this floor.



# Key property features

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- ✓ 2 Double bedrooms with built in storage
- ✓ Naturally bright accommodation
- ✓ Fully enclosed south facing rear garden
- ✓ Spacious rooms throughout
- ✓ Electric heating
- ✓ Double glazing
- ✓ Ideal for first time buyers
- ✓ Popular residential location
- ✓ Close to local amenities
- ✓ Excellent transport links









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.



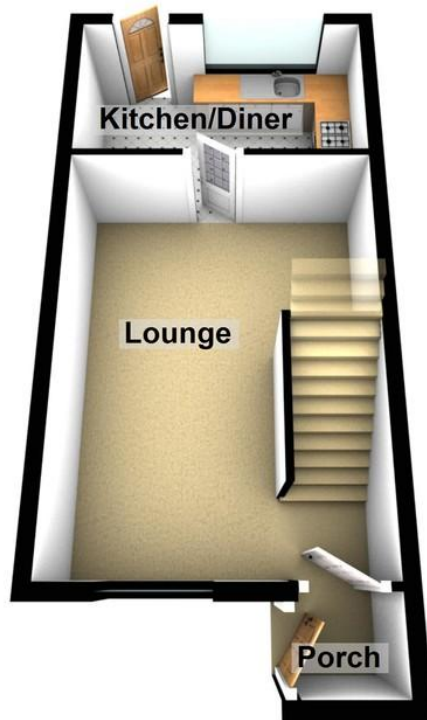
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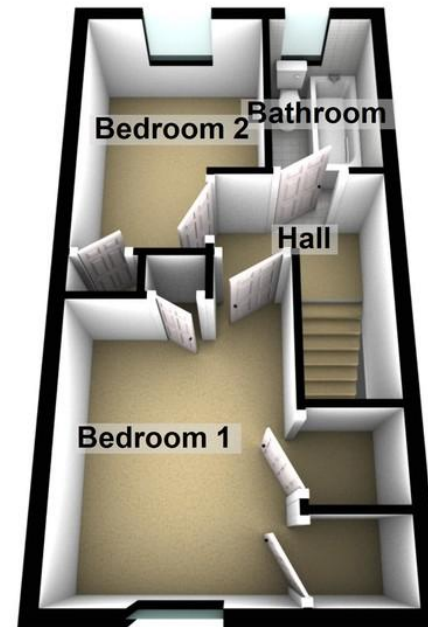
# Floorplans

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Ground Floor



First Floor





# Property Room Sizes

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## KITCHEN/DINER

*12' 11" x 6' 11" (3.94m x 2.11m)*

## LOUNGE

*12' 11" x 18' 2" (3.94m x 5.56m)*

## BEDROOM 1

*11' 3" x 9' 6" (3.45m x 2.92m)*

## BEDROOM 2

*7' 8" x 11' 8" (2.34m x 3.56m)*

## BATHROOM

*4' 8" x 7' 9" (1.43m x 2.38m)*

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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