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

Offers Over £99,950

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ESTATE & LETTING AGENTS

Buying with Next Home

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

Many thanks for your interest with 15 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

Earnbank is an attractive and sought-after residential setting within the picturesque Perthshire village of Bridge of Earn. Set alongside the River Earn and surrounded by beautiful countryside, the area offers a peaceful and scenic environment while remaining conveniently close to the amenities and attractions of Perth.

Bridge of Earn has a welcoming community atmosphere and provides a good range of everyday amenities, including local shops, cafés, a pharmacy, medical facilities and a primary school. The nearby village of Oudenarde also adds to the range of local facilities, while Perth city centre is approximately 4 miles away and offers an extensive selection of shopping, restaurants, leisure and cultural attractions.

For those looking to enjoy an active lifestyle, the surrounding area provides excellent opportunities for walking and cycling, with attractive riverside and countryside routes close by. The River Earn and nearby woodland offer particularly pleasant places to explore and enjoy nature, while golfers are well catered for with several excellent courses in the surrounding area.

Perthshire's many attractions are easily accessible, including the magnificent Scone Palace, historic Falkland, picturesque villages and some of Scotland's finest countryside. The Ochil Hills and wider Perthshire landscape provide opportunities for walking, wildlife watching, fishing and other outdoor pursuits.

Earnbank is also ideally positioned for travel, with easy access to the A912 and M90, providing convenient connections to Perth, Dundee, Edinburgh and Glasgow. Perth railway station offers regular services throughout Scotland.

Combining a peaceful riverside location with excellent local amenities, attractive surroundings and convenient access to Perth and beyond, Bridge of Earn provides an appealing setting for retirement living, offering the opportunity to enjoy a relaxed lifestyle without sacrificing convenience or connectivity.



Property Summary

Next Home Estate Agents are delighted to bring to the market this excellent opportunity to acquire a spacious two bedroom first floor retirement apartment, ideally situated within the highly sought-after Earnbank development in Bridge of Earn. Exclusively available to residents aged 50 and over, this attractive property enjoys a peaceful setting alongside the River Earn, with lovely views and easy access to local amenities.

The apartment is accessed via a secure communal entrance and well-maintained stairwell, leading to a welcoming vestibule and spacious hallway. The hallway benefits from two large storage cupboards, providing excellent practical storage. The generous lounge enjoys lovely views across the River Earn and communal gardens, while offering ample space for a variety of free-standing furniture. The modern kitchen provides a well-appointed and practical space, while two generously proportioned double bedrooms, both with built-in storage, provide comfortable accommodation. A well-presented shower room completes the property.

Further benefits include electric heating and double glazing throughout. Residents also have access to attractive communal gardens, a communal residents' lounge and parking, providing opportunities to relax and socialise within the development.

Earnbank is ideally positioned to enjoy the many amenities available within Bridge of Earn, including local shops, cafés and services, while Perth city centre is just a short distance away. The surrounding area also offers excellent opportunities for scenic riverside walks and enjoying the beautiful Perthshire countryside.

Combining spacious accommodation, excellent storage, attractive river views and a welcoming community environment, this superb retirement apartment offers an ideal opportunity for those seeking comfortable and convenient later-life living within a popular Perthshire location. Early viewing is highly recommended.



Key property features

- ✓ Retirement flat
- ✓ Suitable for age 50+
- ✓ 2 Double bedrooms
- ✓ Modern kitchen and bathroom
- ✓ River views
- ✓ Good storage
- ✓ Parking
- ✓ Communal gardens
- ✓ Communal lounge
- ✓ Close to local amenities











Have a property to sell?

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

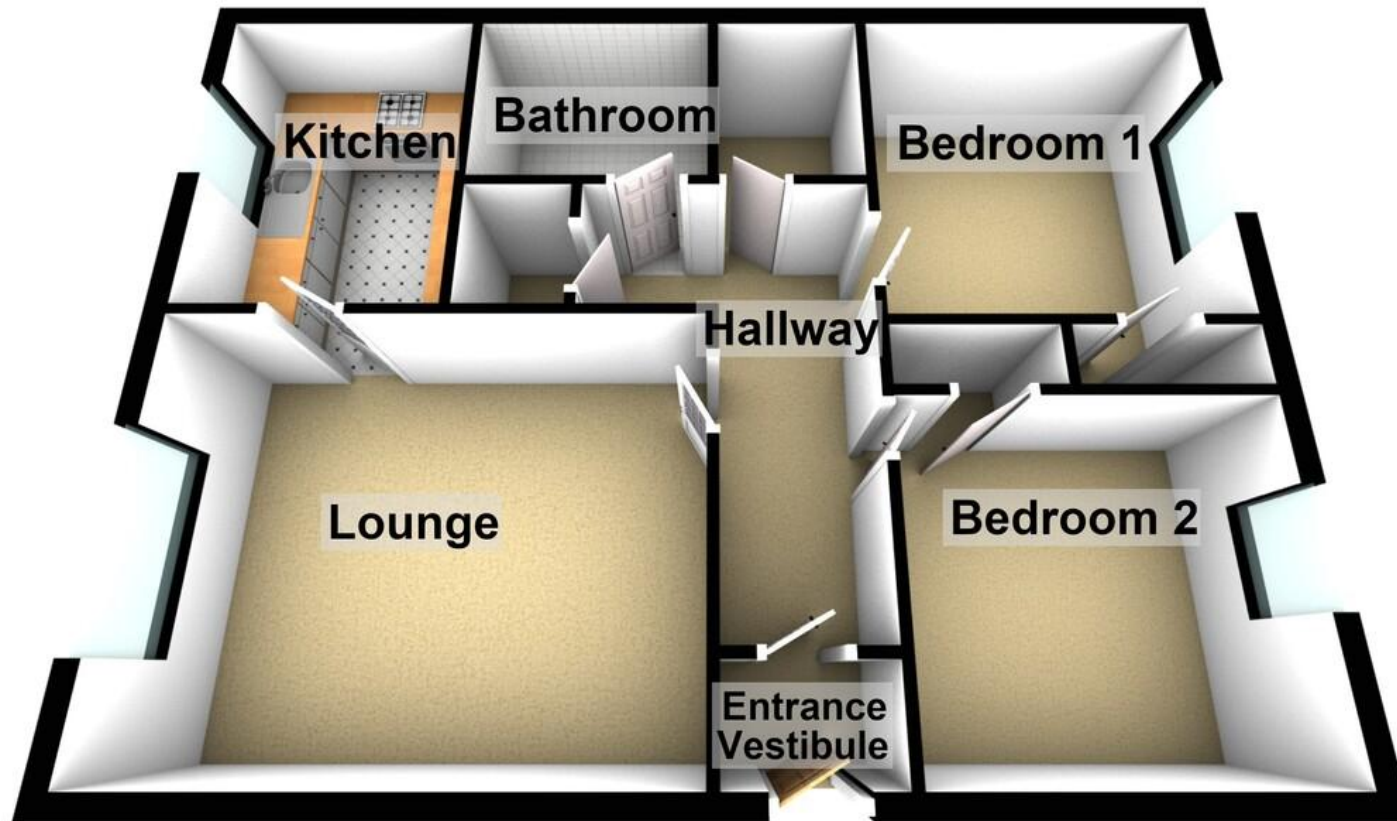


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Floorplans

First Floor





Property Room Sizes

HALLWAY

7' 2" x 15' 8" (2.19m x 4.78m)

KITCHEN

7' 11" x 9' 11" (2.43m x 3.03m)

LOUNGE

15' 5" x 12' 0" (4.72m x 3.68m)

BEDROOM 1

10' 5" x 10' 0" (3.18m x 3.06m)

BEDROOM 2

10' 5" x 9' 7" (3.18m x 2.94m)

BATHROOM

7' 3" x 6' 3" (2.21m x 1.92m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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