

Buy your next home with Next Home

Leading Perthshire Estate Agency



Five Farthings, 2 Mid Friarton Cottage, St. Martins, Perth, PH2 6AH

Offers Over £300,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Next Home Estate Agents are delighted to bring to market this rare to market, fully renovated and immaculately presented 2 Bedroom Semi-Detached Bungalow and garage set in the stunning countryside of St. Martins.

Many thanks for your interest with Five Farthings, 2 Mid Friarton Cottage, St. Martins, Perth, PH2 6AH.

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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

St Martins is a charming rural hamlet set in the heart of the Perthshire countryside, steeped in history and surrounded by peaceful, scenic landscapes.

At its centre lies a beautiful church believed to date back to the 12th century, while the surrounding area offers a variety of picturesque country walks.

Conveniently positioned between the A93 and A94, St Martins is just one mile from the village of Balbeggie, which provides everyday amenities including a primary school, local shop, and a welcoming pub with restaurant.

The city of Perth is approximately six miles away, offering a wide range of shops, supermarkets, and professional services.

Excellent transport links via the M90 and A9 provide easy access to Stirling, Edinburgh, Glasgow, and Dundee.

Perth also benefits from a railway station with national services, including an overnight sleeper to London, while Dundee Airport offers regular flights to key UK destinations.





NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

A rare opportunity to acquire a beautifully presented two-bedroom semi-detached bungalow, set amidst stunning open countryside just outside the peaceful hamlet of St Martins. This exceptional home has been comprehensively renovated and thoughtfully reconfigured by the current owners to an exacting standard, including full internal remodelling, new windows and doors, a complete new roof, upgraded insulation and the installation of an oil-fired heating system.

The accommodation is both spacious and well-appointed, featuring a generous living room that flows seamlessly into a dining area, creating an ideal space for both everyday living and entertaining. The contemporary kitchen is bright and stylish, offering ample space for dining and enjoying direct access to the garden via French doors. There are two well-proportioned double bedrooms, with the second benefitting from built-in storage, while the principal bedroom is enhanced by a private en suite bathroom area. A modern shower room completes the internal layout.

The double garage has been partially converted to provide practical utility and laundry areas, with additional storage cleverly incorporated into the roof space, while still retaining valuable garage functionality.

Externally, the property enjoys a generous south-facing plot, bathed in natural sunlight and commanding panoramic views across the surrounding countryside.

The grounds are predominantly laid to lawn, complemented by a raised decking area ideal for outdoor dining, as well as a charming barbecue hut. A detached garden room with a log-burning stove provides a versatile retreat, perfect for relaxation or entertaining year-round. Ample off-road parking is available via the integral double garage, completing this outstanding rural home.



Key property features

- ✓ Fully renovated
- ✓ Finished to an exceptionally high standard
- ✓ Stunning countryside location
- ✓ South facing sun drenched garden
- ✓ 2 Double Bedrooms
- ✓ Barbecue hut
- ✓ Garden room with log burner
- ✓ Raised decking seating area
- ✓ Garage/storage/utility/laundry area
- ✓ Double glazing & oil fired central heating









Next Home - Five Farthings, 2 Mid Friarton Cottage, St. Martins, Perth, PH2 6AH







Have a property to sell?

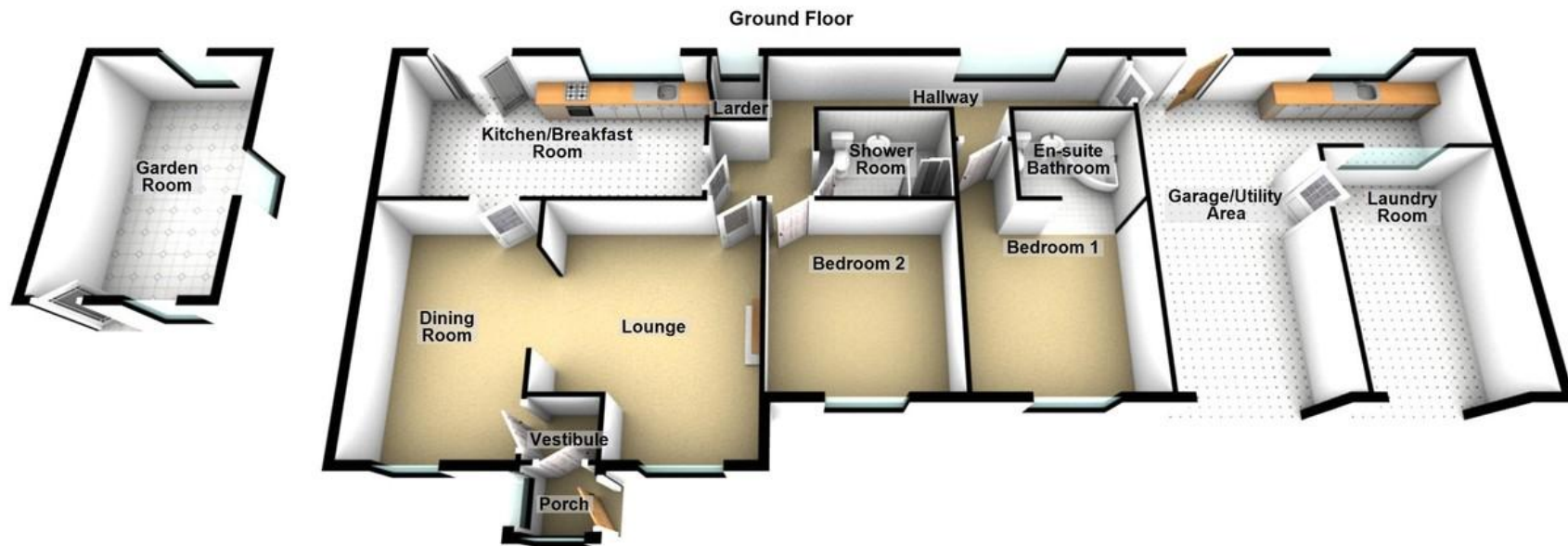
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room Sizes

KITCHEN/BREAKFAST ROOM

20' 7" x 9' 10" (6.28m x 3m)

DINING ROOM

10' 4" x 16' 4" (3.16m x 4.98m)

LOUNGE

14' 5" x 16' 4" (4.4m x 4.98m)

BEDROOM 1

11' 10" x 16' 6" (3.61m x 5.05m)

BEDROOM 2

12' 4" x 11' 10" (3.76m x 3.63m)

SHOWER ROOM

8' 7" x 5' 4" (2.62m x 1.64m)

GARDEN ROOM

11' 3" x 16' 10" (3.45m x 5.15m)

GARAGE/UTILITY AREA

22' 6" x 22' 11" (6.88m x 7m)

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.



NEXTHOME
ESTATE & LETTING AGENTS

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

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

The only Perthshire estate agent available 7 days until 9pm

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme