

Old Doctors Surgery, Main Street, Bridge Of Earn, Perth, PH2

Offers Over £145,000

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Old Doctors Surgery, Main Street, Bridge Of Earn, Perth, PH2 9PN

Many thanks for your interest with Old Doctors Surgery, Main Street, Bridge Of Earn, Perth, PH2 9PN.

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

Bridge of Earn is a popular village approximately four miles south of Perth, offering a welcoming community and a good range of local amenities.

These include a primary school, nursery, convenience stores, cafés, restaurants, a health centre and recreational facilities. The village is well placed for commuting, with regular bus services and easy access to the M90, connecting Perth, Dundee, Edinburgh and the wider central belt.

Further shopping, leisure and transport links are available in nearby Perth. The surrounding countryside provides plenty of opportunities for walking, cycling and outdoor pursuits, making Bridge of Earn an attractive location for a wide range of buyers.







Property Summary

This completely refurbished two-bedroom apartment forms part of the former Doctors Surgery on Main Street, Bridge of Earn.

Stripped back to the bare walls, the property has been comprehensively upgraded with new insulation, rewiring, re-plumbing and a reconfigured layout.

The accommodation comprises an entrance hall, spacious open-plan kitchen, lounge and dining area, two bedrooms and a contemporary shower room.

The kitchen includes an integrated fridge/freezer, washing machine, oven and four-ring electric hob. The generous lounge offers ample room for a range of furniture and provides direct access to the private garden.

Engineered oak flooring flows through the main living areas, with carpets fitted in both bedrooms. The front bedroom benefits from bespoke shelving, while the rear bedroom features a large walk-in wardrobe.

The tastefully finished shower room features quality tiling, a large walk-in shower, WC and wash-hand basin.

Further benefits include double-glazed sash-and-case windows and gas central heating.





Key property features

- Completely refurbished throughout
- Two bedrooms with built in mirrored wardrobes
- Bright lounge with dual-aspect windows
- Contemporary fitted kitchen
- Integrated kitchen appliances
- Stylish shower room with a large walk-in shower
- Engineered oak flooring through the main living areas
- Double-glazed sash-and-case windows and gas central heating
- Access to a communal drying green
- Ideal for first time buyers
























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

LOUNGE
13' 1" x 10' 2" (4m x 3.1m)
KITCHEN/BREAKFAST ROOM
11' 1" x 8' 6" (3.4m x 2.6m)
BACK BEDROOM
11' 1" x 10' 5" (3.4m x 3.2m)
FRONT BEDROOM/OFFICE
11' 5" x 8' 6" (3.5m x 2.6m)
SHOWER ROOM
7' 2" x 6' 2" (2.2m x 1.9m)

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. NEXT HOME (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.

The Property Ombudsman

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