



Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Springbank, Inchtute, Perth, PH14 9SB

Offers Over £135,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 5 Springbank, Inchtute, Perth, PH14 9SB.

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

The village of Inchtute is located in the Carse of Gowrie and is on the A90 trunk road between Perth and Dundee on the Northern side of the Firth of Tay.

The village lies approximately 9 miles from Dundee city centre and 13 miles from Perth. Ninewells hospital and medical school are within easy reach and PRI, Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity.

There are mainline railway stations at Dundee and Perth. Within the village there is a post office, shop, hotel, a reputable primary school and a church.



Property Summary

Next Home are delighted to bring to the market this immaculately presented 2-bedroom 1st floor bedroom apartment situated in the popular village of Inchtute.

The property would be ideal for a first time buyers with well-proportioned accommodation set on the 1st floor comprising: Entrance stairwell with space for outdoor attire, entrance hall which gives access to all accommodation and there is a cupboard, bright and spacious lounge with ample room for a range of free-standing furniture, modern fully fitted kitchen, 2 double bedrooms and a well presented bathroom.

The main selling point of this property is large private garden pertaining to the property.

It is mainly laid to lawn for ease of maintenance with space for a variety of outdoor furniture making it ideal for hosting and relaxing.

There is also a shed and a summer house included in the sale.

Off-street parking is provided by a driveway, and this leads to a single garage.

Electric heating and double glazing throughout.



Key property features

- ✓ Large private garden
- ✓ Single garage
- ✓ Modern kitchen
- ✓ Spacious rooms throughout
- ✓ Electric heating
- ✓ Self-contained apartment
- ✓ Immaculately presented
- ✓ Ideal for a first-time buyer
- ✓ Off-street parking
- ✓ Chain free





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Have a property to sell?

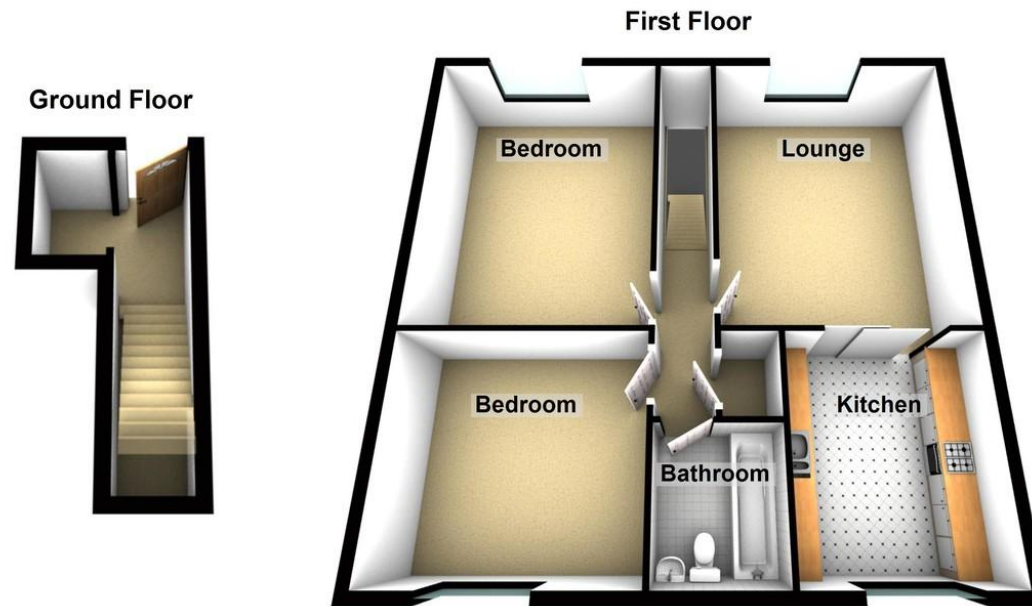
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

10' 1" x 3' 7" (3.07m x 1.09m)

LOUNGE/DINER

16' 4" x 11' 5" (4.98m x 3.48m)

KITCHEN

10' x 8' (3.05m x 2.44m)

BEDROOM

13' 6" x 8' 8" (4.11m x 2.64m)

BEDROOM

11' 5" x 8' 9" (3.48m x 2.67m)

BATHROOM

6' 7" x 5' 8" (2.01m x 1.73m)

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:

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

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