

# Buy your next home with Next Home

Leading Perthshire Estate Agency

10 Kinclaven Gardens, Murthly, Perth, PH1 4EX

Offers Over £320,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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10 Kinclaven Gardens, Murthly, Perth, PH1 4EX

Many thanks for your interest with 10 Kindaven Gardens, Murthly, Perth, PH1 4EX.

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.

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# 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

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Tree lined avenues and woodland walks provide easy access to the surrounding countryside and River Tay beyond making this an idyllic setting to live in.

The village offers a range of local amenities including a village shop with Post Office, a village hall, award winning bar/restaurant and Primary School.

Murthly lies approximately 6 miles from the historic town of Dunkeld and 12 miles from the City of Perth providing easy access to a variety of shopping and leisure facilities along with beautiful scenic walks and cycle routes.





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# Property Summary

Next Home are delighted to bring to the market this impressive 3/4 bedroom detached bungalow, offering spacious and versatile accommodation, set within beautifully maintained garden grounds in a peaceful residential setting.

The property is entered via a welcoming entrance hall, which leads into a central hallway with useful built-in storage. The lounge is a particularly generous and inviting space, featuring double doors that open into a bright sunroom. Enjoying lovely views over the front garden, the sunroom also benefits from patio doors providing direct access outside—perfect for relaxing or entertaining.

Also accessed from the hall is a flexible dining room, which could alternatively be utilised as a fourth bedroom if required. The kitchen/dining room provides ample space for family living, complemented by a separate utility room for added practicality.

An inner hallway leads to three further well-proportioned double bedrooms, all benefitting from built-in storage. The principal bedroom is enhanced by an en-suite shower room, while a stylish three-piece family bathroom completes the accommodation.

Externally, the property truly stands out. The front garden is beautifully presented, with a manicured lawn, colourful borders and a charming setting that creates an excellent first impression. A substantial driveway extends to the side of the garage, offering ample off-street parking and ideal space for larger vehicles or a caravan.

The rear garden is private and well maintained, mainly laid to lawn with a patio area—perfect for outdoor dining and enjoying the peaceful surroundings.



# Key property features

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- ✓ 3/4 bedrooms
- ✓ Chain free
- ✓ Rare to the market
- ✓ Large plot
- ✓ Double garage
- ✓ Oil central heating
- ✓ Sunroom
- ✓ Spacious rooms throughout
- ✓ Popular residential area
- ✓ Ideal family home













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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

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# Property Room Sizes

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**VESTIBULE**

**HALL**

**LOUNGE**

*17' 6" x 14' 5" (5.33m x 4.39m)*

**SUN ROOM**

*12' 5" x 10' 7" (3.78m x 3.23m)*

**DINING ROOM/BEDROOM**

*11' 11" x 11' 4" (3.63m x 3.45m)*

**KITCHEN**

*11' 11" x 13' 5" (3.63m x 4.09m)*

**UTILITY ROOM**

*6' 8" x 6' 5" (2.03m x 1.96m)*

**BEDROOM**

*11' 3" x 10' (3.43m x 3.05m)*

**ENSUITE**

*8' 8" x 5' (2.64m x 1.52m)*

**BEDROOM**

*10' 10" x 10' 6" (3.3m x 3.2m)*

**BEDROOM**

*9' 6" x 9' 10" (2.9m x 3m)*

**BATHROOM**

*6' 10" x 8' 5" (2.08m x 2.57m)*

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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