



Earnside Cottage, Back Street, Bridge Of Earn, Perth, PH2 9AB

Offers Over £65,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Earnside Cottage, Back Street, Bridge Of Earn, Perth,
PH2 9AB

Many thanks for your interest with Earnside Cottage, Back Street, Bridge Of Earn, Perth, PH2 9AB.

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 Perthshire village offering an excellent balance of village living and easy access to Perth. The village has a good selection of everyday amenities including local shops, cafés, restaurants, a pharmacy, post office and primary school, together with sports and community facilities.

Perth city centre is only a short drive away, providing a wider range of shopping, leisure and transport facilities. The location is particularly convenient for commuters, with excellent road connections giving straightforward access towards Perth, Dundee, Edinburgh and the wider motorway network.



Property Summary

Earnside Cottage is a charming one-bedroom home offering well-presented, easy-to-manage accommodation in move-in condition.

The property comprises a comfortable lounge with a feature stone wall and cast-iron solid fuel fire, a modern fitted kitchen with space for casual dining, a bright double bedroom with built-in storage and a spacious bathroom with bath and electric shower.

Further benefits include double glazing, electric heating, useful storage and a pleasant outlook towards a wooded backdrop. An ideal first-time purchase, downsizing option or buy-to-let investment.

Please note: Internal photographs have been digitally enhanced for presentation purposes.



Key property features

- ✓ Charming one-bedroom apartment
- ✓ Characterful lounge with feature stone wall
- ✓ Cast-iron solid fuel fire
- ✓ Bright double bedroom with built-in wardrobe
- ✓ Ideal first-time buy, downsizing option or buy-to-let investment
- ✓ Chain free
- ✓ Communal gardens
- ✓ On street parking











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

VESTIBULE

4' 7" x 3' 5" (1.4m x 1.04m)

LOUNGE

13' 1" x 10' 4" (3.99m x 3.15m)

REAR HALL

5' 8" x 3' 1" (1.73m x 0.94m)

KITCHEN

9' 9" x 8' 9" (2.97m x 2.67m)

BEDROOM

12' 7" x 8' 3" (3.84m x 2.51m)

BATHROOM

8' 5" x 6' 7" (2.57m x 2.01m)

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

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