

Flat B, Viewfield, Main Street, Bridge Of Earn, Perth, PH2 9PN

Offers Over £99,500

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Flat Ground Left, Viewfield, Main Street, Bridge Of Earn, Perth, PH2 9PN

Many thanks for your interest with Flat B, Viewfield, 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

The accommodation opens into a bright and spacious open-plan kitchen, dining and lounge area. The fitted kitchen includes an integrated fridge/freezer, washing machine, oven and four-ring electric hob, complemented by solid wooden worktops and a large breakfast bar.

The lounge provides ample room for a range of furniture and features bespoke shelving built into the walls. Engineered oak flooring flows throughout the open-plan living space, creating a warm and contemporary finish.

To the rear is a generous double bedroom, along with a modern shower room finished with quality fittings and tiling.

The property has been comprehensively upgraded with new insulation, rewiring, re-plumbing and a reconfigured layout. Further benefits include double-glazed sash-and-case windows and electric heating throughout.

Externally, the property benefits from access to a communal garden, providing outdoor space for residents to enjoy.





Key property features

- Completely refurbished throughout
- Generous sized bedroom
- Open plan lounge/dining room/kitchen
- Contemporary fitted kitchen
- Integrated kitchen appliances
- Modern electric heating
- 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






















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



Property Room Sizes

HALL

6' 2" x 4' 7" (1.9m x 1.4m)

LOUNGE/KITCHEN/DINING ROOM

15' 8" x 14' 5" (4.8m x 4.4m)

BEDROOM

10' 9" x 9' 6" (3.3m x 2.9m)

SHOWER ROOM

5' 6" x 4' 11" (1.7m x 1.5m)

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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1a James Square, Crieff.....01764 65 00 44
211 High Street, Auchterarder.....01764 66 36 66
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