

Buy your next home with Next Home

Leading Perthshire Estate Agency

Collieston, Main Street, Bankfoot, Perth, PH1 4AB

Fixed Price £255,500


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Collieston, Main Street, Bankfoot, Perth, PH1 4AB

Many thanks for your interest with Collieston, Main Street, Bankfoot, Perth, PH1 4AB.

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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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

The village of Bankfoot is located approximately 8 miles North of Perth and 7 miles South of Dunkeld.

There are many local amenities including a primary school, post office, inn, church, community centre, tennis club, bowling club and a junior football team to name a few.

Secondary schooling and further amenities can be found in the nearby City of Perth.





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Property Summary

Set within the charming village setting of Bankfoot, Collieston on Main Street presents an exceptional opportunity to acquire a beautifully crafted three-bedroom semi-detached new build, designed and constructed by the highly regarded bespoke builders Osprey Contractor Ltd. This impressive home showcases meticulous attention to detail and a superior specification throughout, offering modern living in an attractive residential location.

The property delivers generous and thoughtfully designed accommodation, enhanced by excellent energy efficiency. Heating and hot water are provided by a Vaillant air source heat pump, complemented by high levels of insulation, double glazing, and underfloor heating across the entire ground floor, ensuring comfort and efficiency all year round.

On the ground floor, a welcoming and spacious lounge benefits from a practical storage cupboard, while a stylish WC is finished with high quality floor tiling. To the rear, a stunning open-plan kitchen, family and dining space stretches across the width of the home, creating a bright and sociable environment with french patio doors that open directly onto the garden. The contemporary kitchen is finished to an exceptional standard and features a range of premium integrated appliances including a built-in oven, microwave, washing machine and dishwasher.

Upstairs, the principal bedroom offers a relaxing retreat with built-in sliding wardrobes and access to a well-appointed ensuite, complete with a large walk-in shower and elegant tiling. A further double bedroom and a single bedroom provide flexible accommodation, while the main bathroom is beautifully finished and includes a bath with high quality tiled flooring.

Externally, the split-level garden is designed to maximise both usability and outlook. The lower section is laid to gravel for ease of maintenance, with steps leading to an elevated terrace enclosed by timber fencing. This upper area enjoys excellent privacy and all-day sunshine, with the plot extending beyond the terrace to offer additional outdoor space.

This outstanding home combines high quality craftsmanship with energy-efficient design, creating a property that is both stylish and practical, ideal for modern living in a desirable village setting.



Key property features

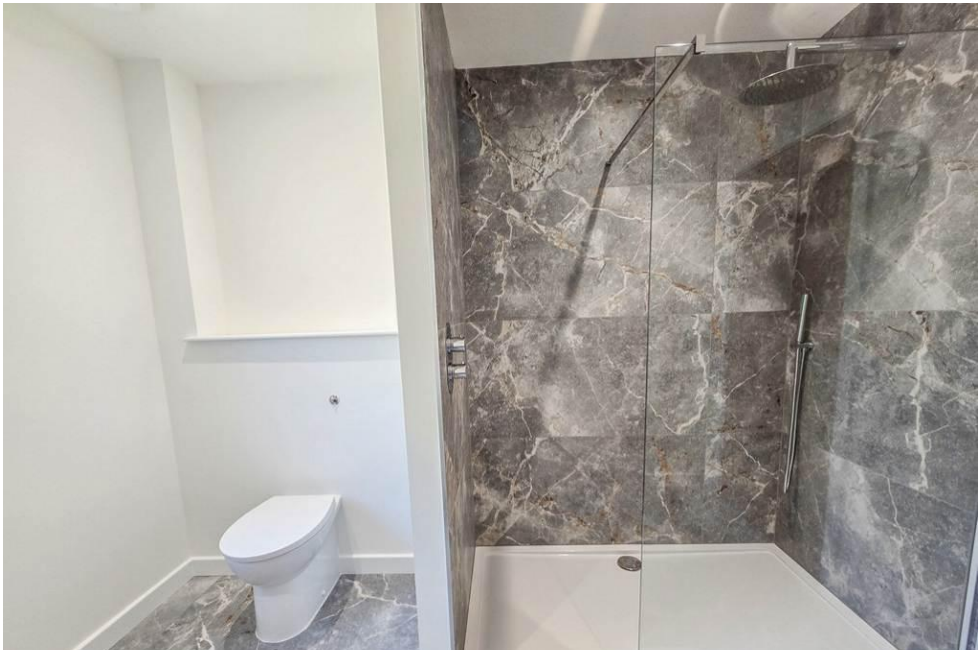
- ✓ New build home build by prestigious Osprey Contractors Ltd
- ✓ Finished to an exceptionally high standard
- ✓ 2 Double bedrooms & 1 single bedroom
- ✓ Split level rear garden
- ✓ Under floor heating on ground floor
- ✓ Air source heat pump & double glazing
- ✓ Energy efficient home
- ✓ On street parking
- ✓ Popular residential location
- ✓ Close to local amenities













Have a property to sell?

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

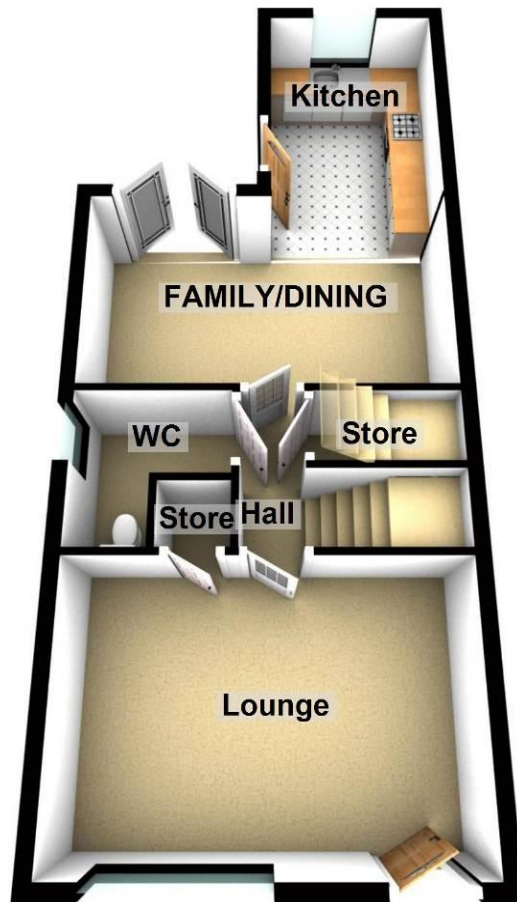


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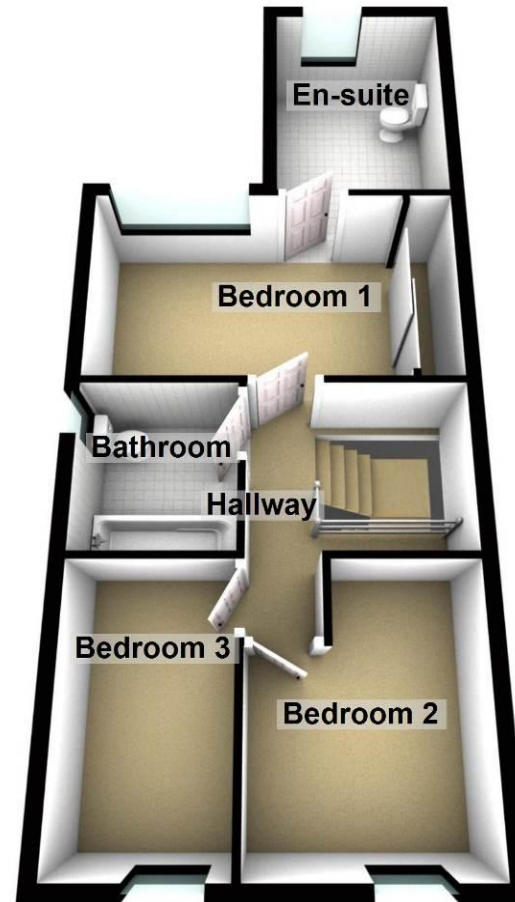
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Floorplans

Ground Floor



First Floor





Property Room Sizes

KITCHEN

7' 11" x 10' 2" (2.414m x 3.110m)

FAMILY/DINING

16' 0" x 9' 3" (4.899m x 2.837m)

LOUNGE

16' 0" x 11' 0" (4.899m x 3.357m)

WC

6' 4" x 6' 4" (1.950m x 1.950m)

BEDROOM 1

16' 0" x 9' 3" (4.899m x 2.837m)

ENSUITE

7' 11" x 10' 2" (2.414m x 3.110m)

BEDROOM 2

9' 0" x 11' 0" (2.749m x 3.357m)

BEDROOM 3

6' 8" x 11' 0" (2.050m x 3.357m)

BATHROOM

6' 4" x 6' 4" (1.950m x 1.950m)

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:

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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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