

Simple Approach



Estate Agents



**17 Heatherlea Drive, Perth**  
**PH2 9RF**

**Offers over £229,950**

This is a fantastic opportunity to purchase a spacious detached house situated in the ever popular Bridge Of Earn. Heatherlea is ideally placed for a range of local amenities along with being just a short distance away from Perth City Centre without compromising the benefits of a peaceful, family friendly location. This impressive home offers comfortable accommodation which comprises; bright and spacious lounge, sizable kitchen with ample space for family dining, three well-proportioned bedrooms and a bathroom. Heatherlea enjoys modern comforts such as gas central heating, double glazing, a large private driveway and garage. Externally the property benefits from well-manicured private garden grounds to the front and rear. Viewing is essential to allow potential buyers to fully appreciate the overall excellent location and spacious accommodation within this beautiful family home.

**Bedroom 1**

9'10", 252'7" x 11'8" (3.77 x 3.58)

**Bedroom 2**

8'7" x 11'9" (2.64 x 3.60)

**Bathroom**

4'11" x 8'9" (1.50 x 2.69)

**Entrance Hall**

18'11" x 6'2" (5.78 x 1.90)

**Bedroom 3**

10'4" x 8'11" (3.17 x 2.72)

**Kitchen**

12'5" x 10'11" (3.81 x 3.34)

**Lounge**

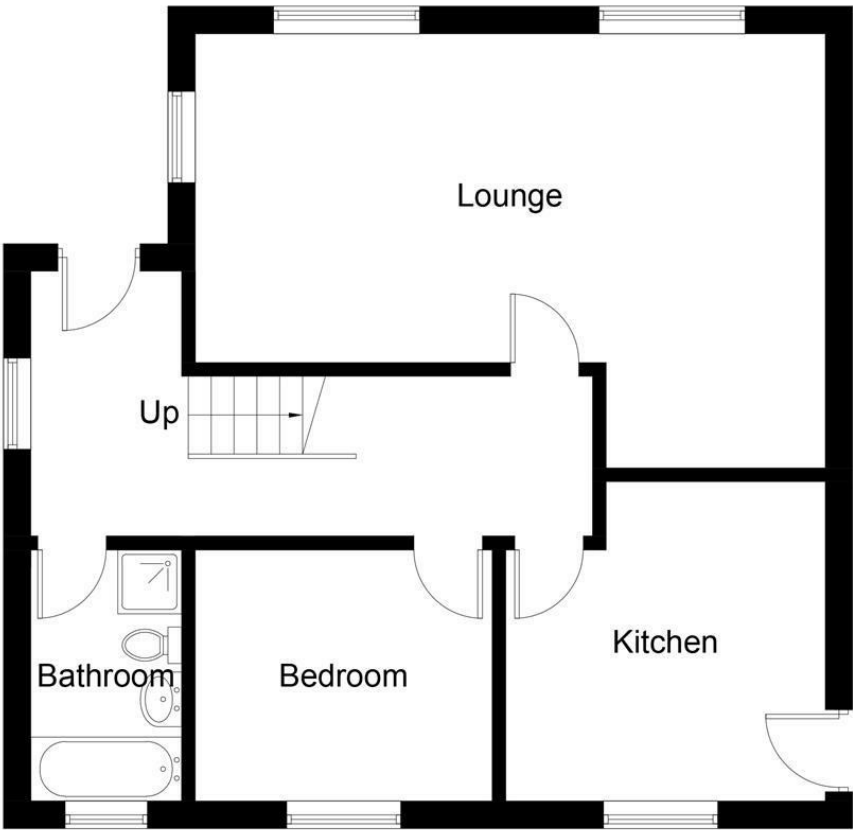
22'2" x 13'11" (6.77 x 4.26)



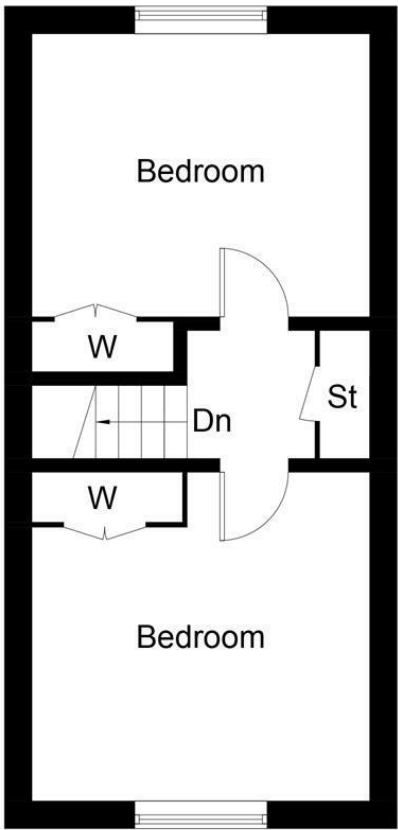


- Impressive Detached Family Home
- Sizable Kitchen
- Highly Sought After Bridge Of Earn Location
- Three Generous Bedrooms
- Well Manicured Garden To The Front & Rear
- Gas Central Heating & Double Glazing
- Bright & Spacious Lounge
- Large Private Driveway & Garage





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972420)



| Energy Efficiency Rating                                                                                                      |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                                                               | Current                                                                               | Potential                                                                             |
| Very energy efficient - lower running costs                                                                                   |                                                                                       |                                                                                       |
| (92 plus) A                                                                                                                   |  |  |
| (81-91) B                                                                                                                     |                                                                                       |                                                                                       |
| (69-80) C                                                                                                                     |                                                                                       |                                                                                       |
| (55-68) D                                                                                                                     |                                                                                       |                                                                                       |
| (39-54) E                                                                                                                     |                                                                                       |                                                                                       |
| (21-38) F                                                                                                                     |                                                                                       |                                                                                       |
| (1-20) G                                                                                                                      |                                                                                       |                                                                                       |
| Not energy efficient - higher running costs                                                                                   |                                                                                       |                                                                                       |
| <b>Scotland</b> EU Directive 2002/91/EC  |                                                                                       |                                                                                       |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                |                                                                                       |                                                                                       |
|                                                                                                                               | Current                                                                               | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                                                               |                                                                                       |                                                                                       |
| (92 plus) A                                                                                                                   |  |  |
| (81-91) B                                                                                                                     |                                                                                       |                                                                                       |
| (69-80) C                                                                                                                     |                                                                                       |                                                                                       |
| (55-68) D                                                                                                                     |                                                                                       |                                                                                       |
| (39-54) E                                                                                                                     |                                                                                       |                                                                                       |
| (21-38) F                                                                                                                     |                                                                                       |                                                                                       |
| (1-20) G                                                                                                                      |                                                                                       |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                               |                                                                                       |                                                                                       |
| <b>Scotland</b> EU Directive 2002/91/EC  |                                                                                       |                                                                                       |