

Simple Approach



Estate Agents



**33 Bridgeton Brae, Perth**

**PH1 3LJ**

**Offers over £262,500**

## 33 Bridgeton Brae, Perth, PH1 3LJ

Located in the charming area of Bridgeton Brae, Almondbank, Perth, this immaculate villa offers a perfect blend of modern living and spacious accommodation. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are welcomed into the entrance hall that flows seamlessly into the lounge area, creating a warm and inviting atmosphere provided by the woodburning stove on to the sizable, modern kitchen with utility room and pantry. The property further enjoys a downstairs bathroom and separate shower room upstairs. The contemporary design and thoughtful layout ensure that every corner of this home is utilised to its fullest potential.

The property boasts a large outdoor space, perfect for enjoying the fresh air, hosting summer barbecues, or simply unwinding in your own private garden. The combination of indoor and outdoor living space makes this home a delightful retreat.

Situated in a peaceful village, this house is not only a beautiful place to live but also conveniently located for local amenities and transport links. This property presents an excellent opportunity to enjoy a modern lifestyle in a tranquil setting, do not miss the chance to make this stunning house your new home.

### Lounge

15'6" x 11'9" (4.74 x 3.59)

### Kitchen

15'8" x 10'10" (4.79 x 3.31)

### Utility Room

12'7" x 5'8" (3.84 x 1.73)

### Pantry

6'5" x 5'9" (1.97 x 1.76)

### Bathroom (Downstairs)

7'3" x 7'7" (2.23 x 2.32)

### Bedroom One

16'0" x 11'11" (4.90 x 3.64)

### Bedroom Two

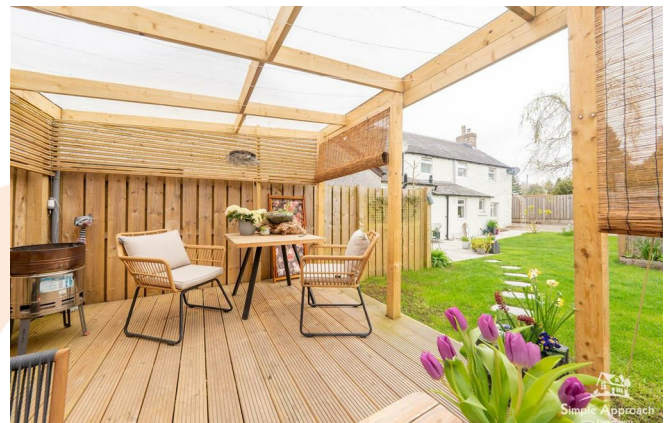
10'2" x 10'3" (3.11 x 3.13)

### Bedroom Three/ Study

8'8" x 8'2" (2.66 x 2.51)

### Shower Room (Upstairs)

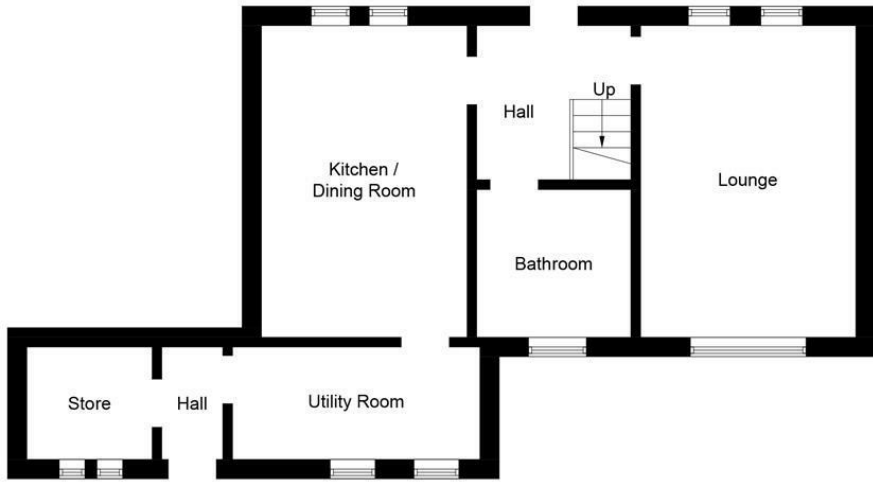
6'6" x 6'6" (2 x 2)



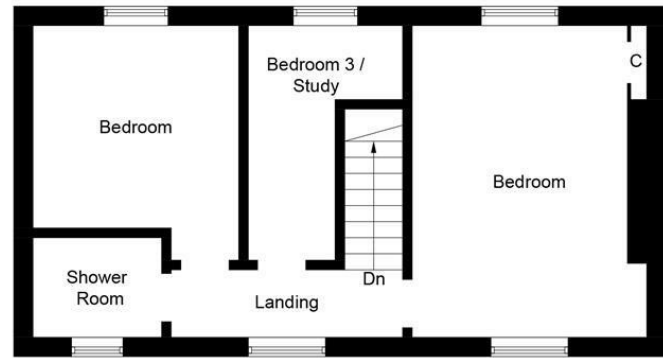


- Three Bedroom, Two Storey Villa
- Immaculate Condition Throughout
- Modern Kitchen with Useful Utility Room And Pantry
- Private Garden to The Front and Rear
- Sought After Village Location
- Excellent Family Home
- Lounge With Woodburning Stove
- Driveway For Multiple Vehicles
- Gas Central Heating And Double Glazing

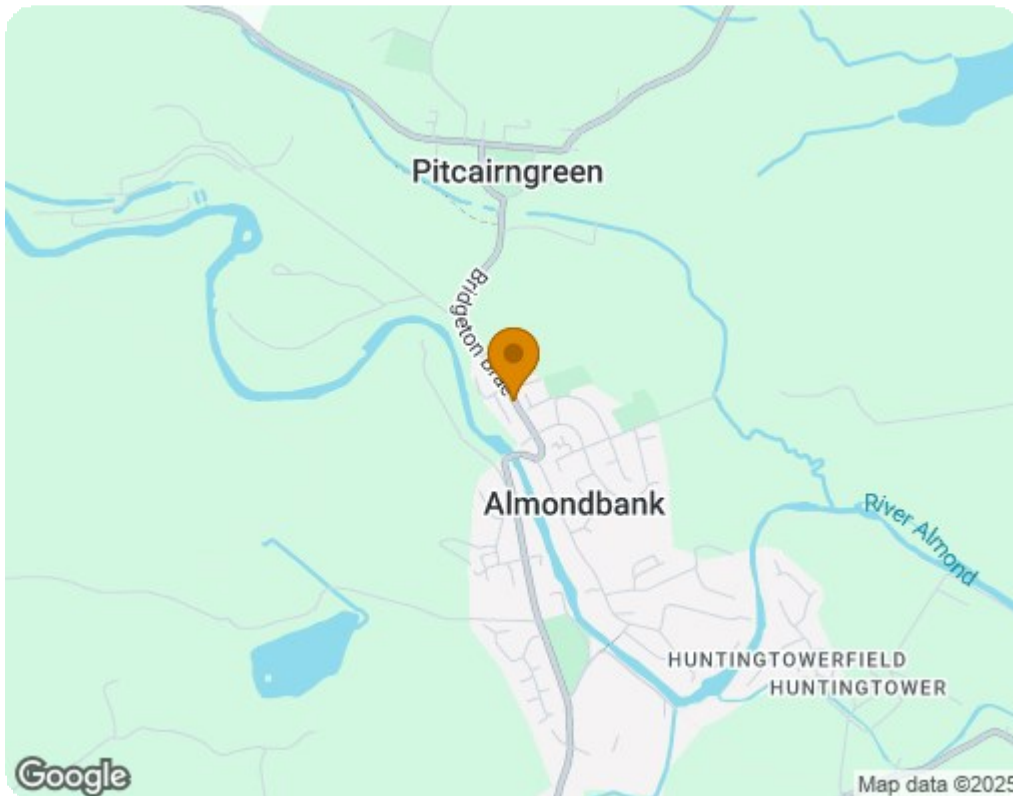




Ground Floor



First Floor



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