

Simple Approach



Estate Agents



18 Bridgend Court Main Street, Perth

PH2 7HN

Offers over £122,950



This mid-terraced bungalow on Bridgend Court, Main Street, offers an excellent opportunity for buyers looking to modernise a property and create a personalised home in a convenient Perth location. The accommodation includes a bright lounge, a functional kitchen, a well-proportioned bedroom and a bathroom, providing a practical layout suited to a range of buyers.

While the property requires modernisation, it presents fantastic potential for those wishing to refurbish and redesign to their own taste. With electric heating and double glazing already in place, the home offers a solid starting point for improvement.

Externally, the property benefits from a garage providing a dedicated parking space—an appealing feature for a home so close to the city centre. Situated within easy reach of local amenities, transport links and scenic riverside walks, this bungalow represents a rare opportunity to add value in a sought-after and well-connected area of Perth.

**Lounge**

9'4" x 20'4" (2.86 x 6.22 )

**Kitchen**

5'10" x 9'8" (1.80 x 2.95 )

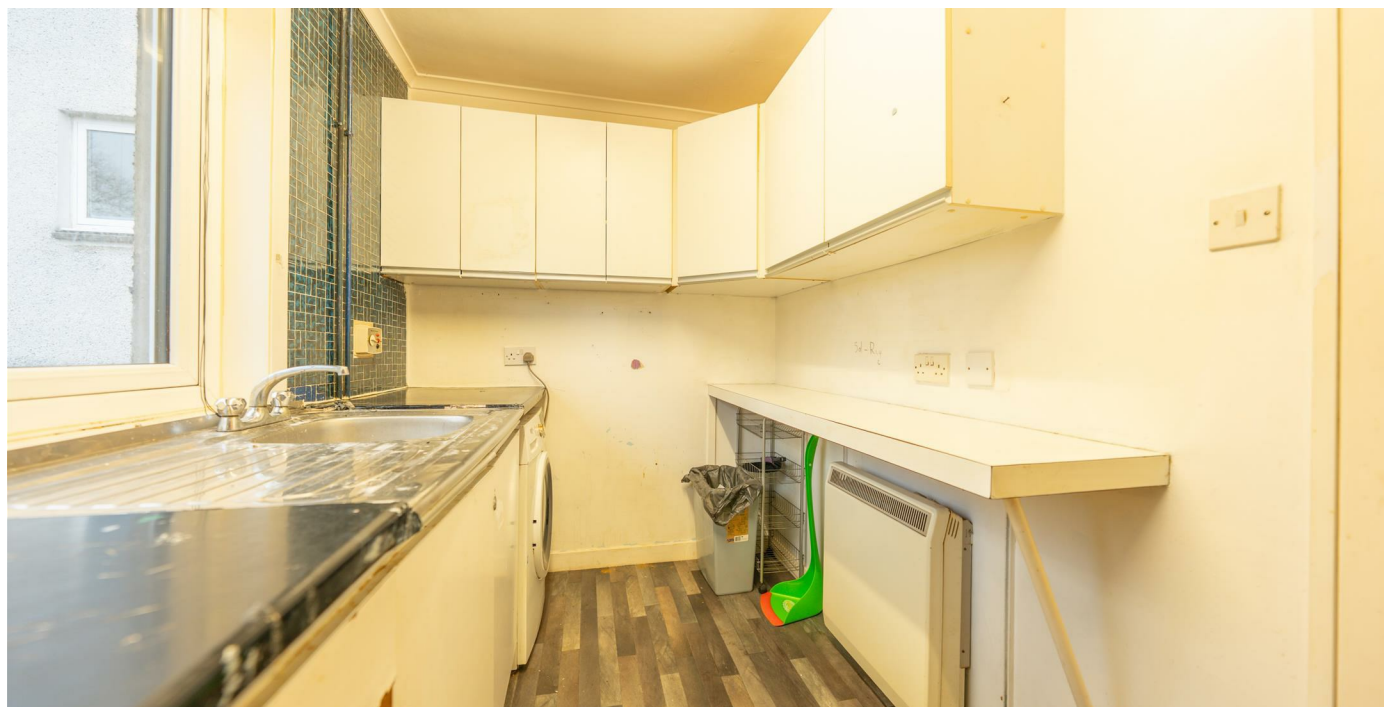
**Bedroom**

16'3" x 9'3" (4.97 x 2.84 )

**Bathroom**

6'3" x 6'3" (1.93 x 1.92)



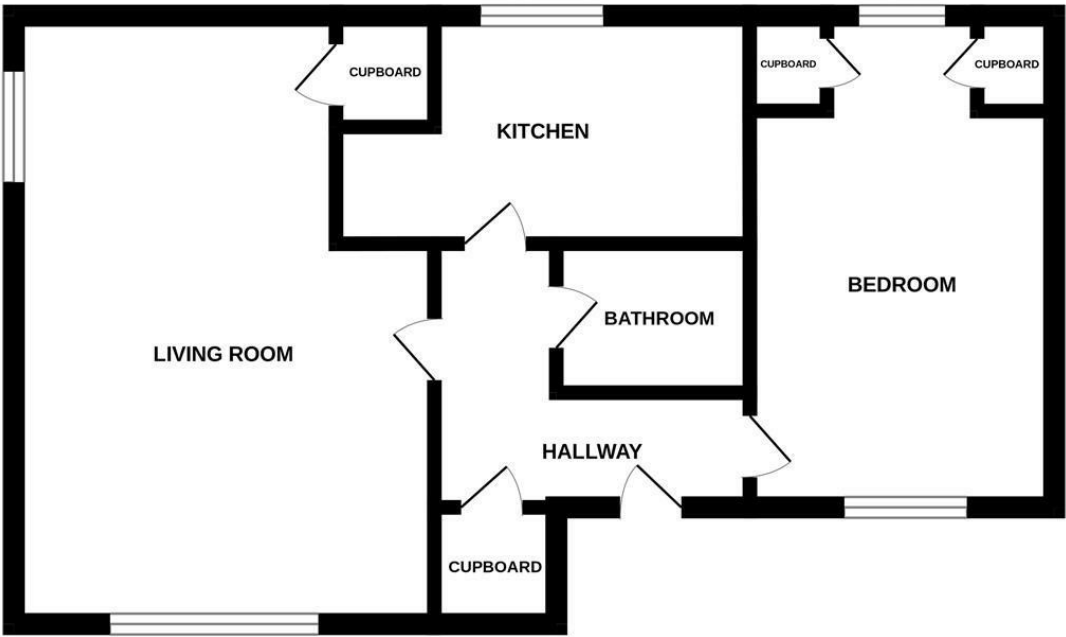


- Mid-Terraced bungalow in a convenient Perth location
- Excellent potential to upgrade
- Close to local amenities, transport links and riverside walks
- Bright and spacious lounge
- Electric heating and double glazing
- Contact our mortgage team to discuss your options!
- One generous bedroom
- Garage providing a private parking space

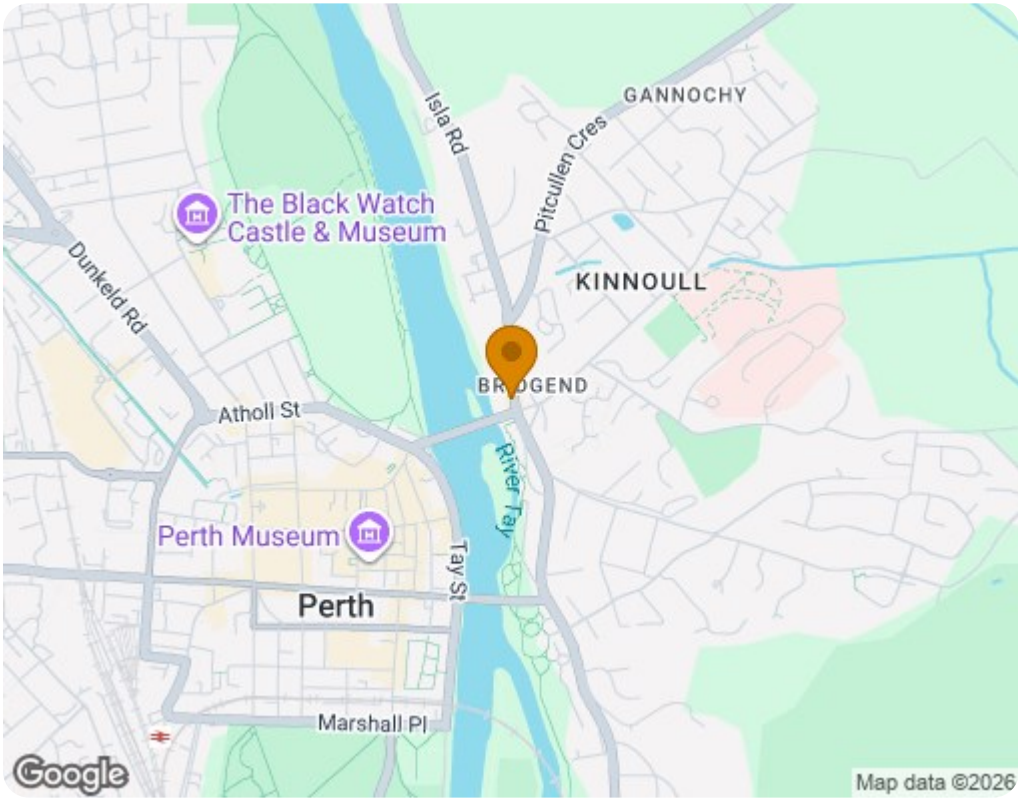




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
Scotland 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		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	78	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		