

Simple Approach



**5 Bridgeton Place, Perth
PH1 3ND**

Offers over £326,950

Located in the charming village of Almondbank, this impressive four bedroom bungalow on Bridgeton Place offers a rare opportunity to acquire a spacious family home in a highly sought-after location. With stunning river views, this property is perfect for those who appreciate both tranquillity and convenience.

The bungalow boasts a generous lounge, providing an inviting space for relaxation and entertaining, a large kitchen with ample room to dine. Along with four bedrooms which are all well-proportioned, ensuring ample room for family members or guests. The property features a well-appointed bathroom and WC.

This home is presented in move-in condition throughout, allowing you to settle in without the need for immediate renovations. The layout is thoughtfully designed, making it ideal for modern living.

Situated close to all local amenities, residents will enjoy easy access to shops, schools, and recreational facilities. Furthermore, the vibrant city centre of Perth is just a short distance away, offering a wealth of cultural and social opportunities.

Front Porch

10'7" x 8'4" (3.25 x 2.54)

Lounge

18'5" x 17'10" (5.63 x 5.44)

Kitchen / Dining Area

18'5" x 13'8" (5.63 x 4.17)

Utility Space

4'7" x 4'10" (1.42 x 1.49)

Bedroom One

10'0" x 12'2" (3.05 x 3.73)

Bedroom Two

10'7" x 13'8" (3.24 x 4.17)

Bedroom Three

8'11" x 10'7" (2.74 x 3.29)

Bedroom Four

8'4" x 8'2" (2.56 x 2.51)

Family Bathroom

8'3" x 5'10" (2.54 x 1.79)

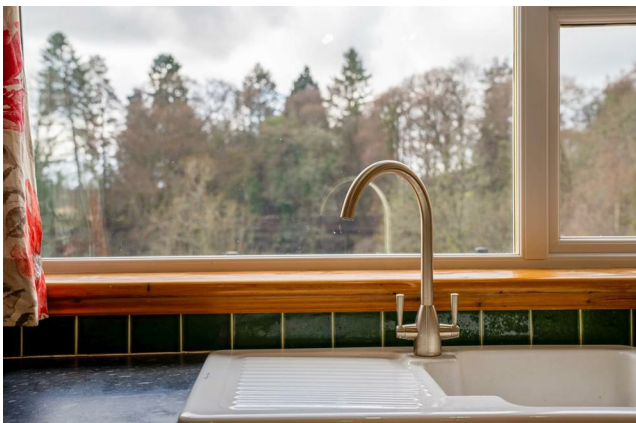
WC

3'1" x 4'7" (0.96 x 1.42)

Outbuilding

11'5" x 7'6" (3.49 x 2.29)

In summary, this sizeable bungalow in Almondbank is a delightful blend of comfort, style, and convenience, making it an excellent choice for families or anyone seeking a peaceful yet accessible lifestyle. Do not miss the chance to make this wonderful property your new home.





- Sizeable, Four Bedroom Detached Bungalow With River Views
- Driveway for Three Vehicles
- Sought After Village Location
- Call Our Mortgage Team Today if This Sounds Like The Home For You- 01738 502445
- Move in Condition Throughout
- Accessible Living Across One Floor
- Double Glazed Windows And Gas Central Heating (New Boiler 2026)
- Integrated Appliances
- Close to All Local Amenities
- No Direct Access To The River From The Property



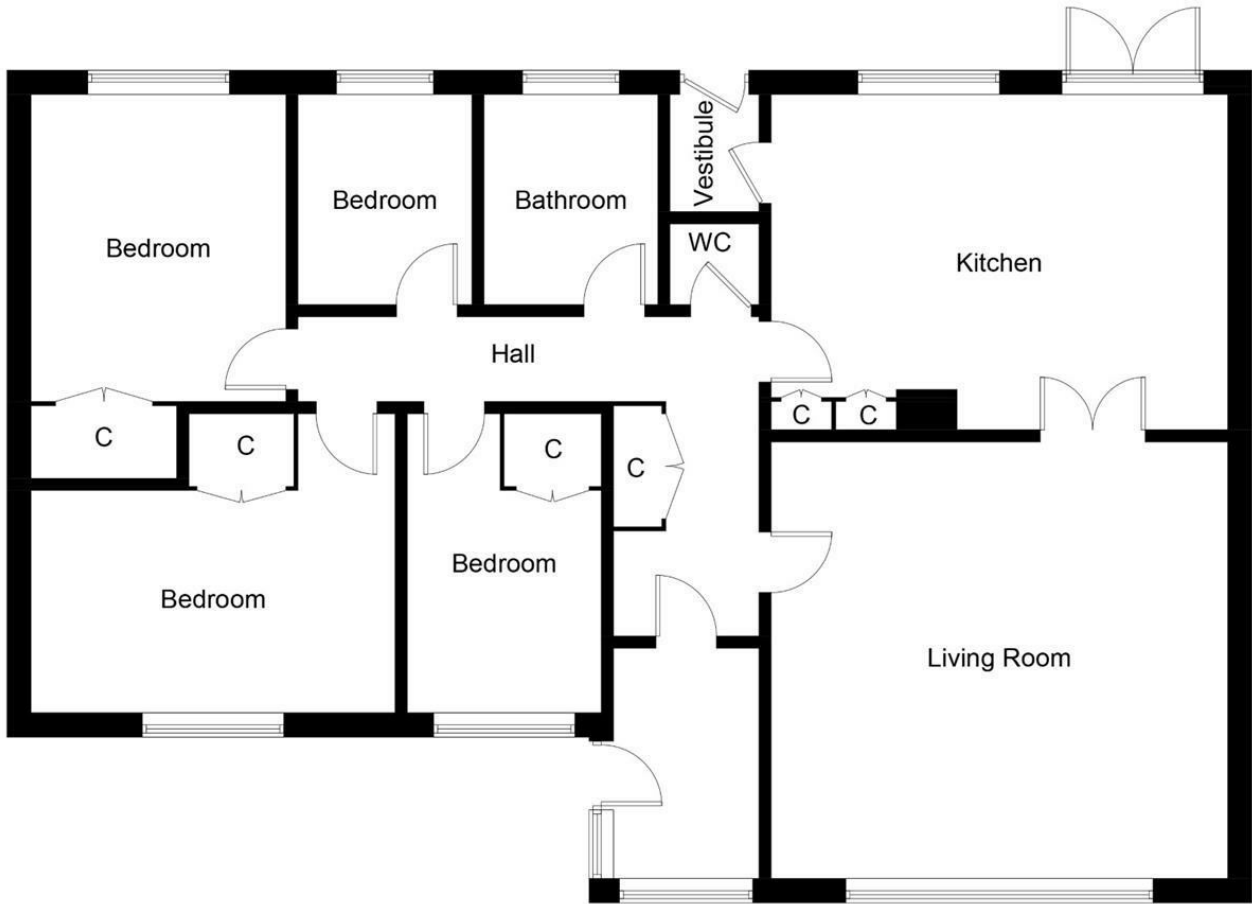
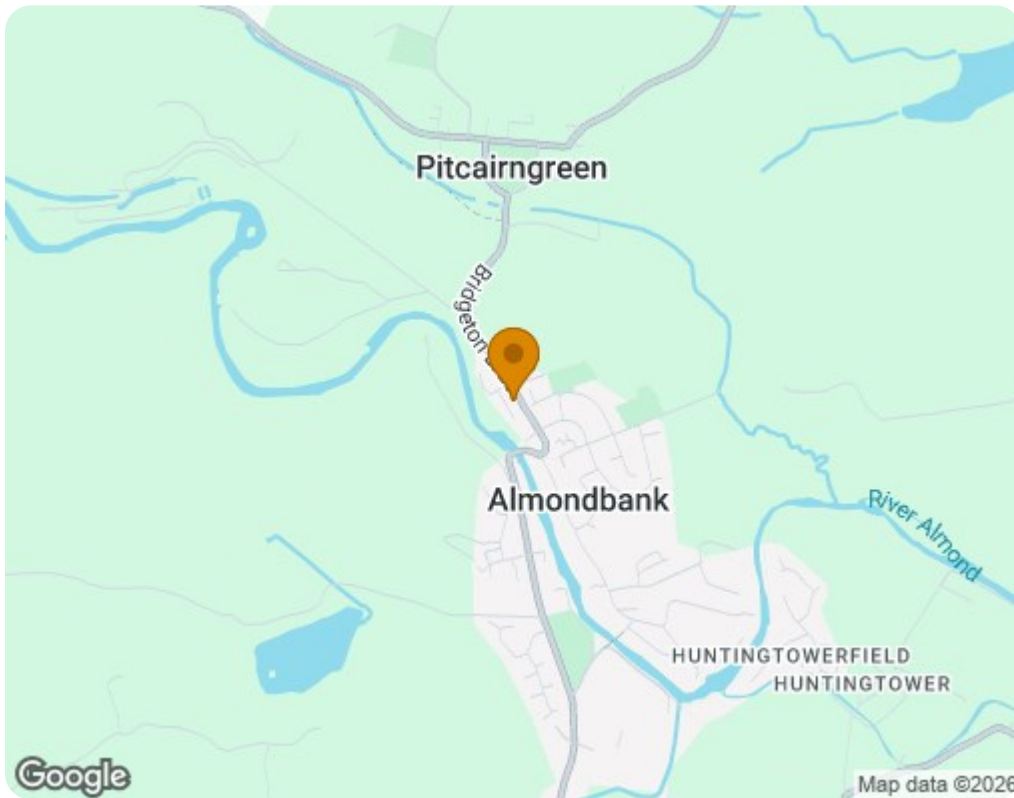


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290820)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
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(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC