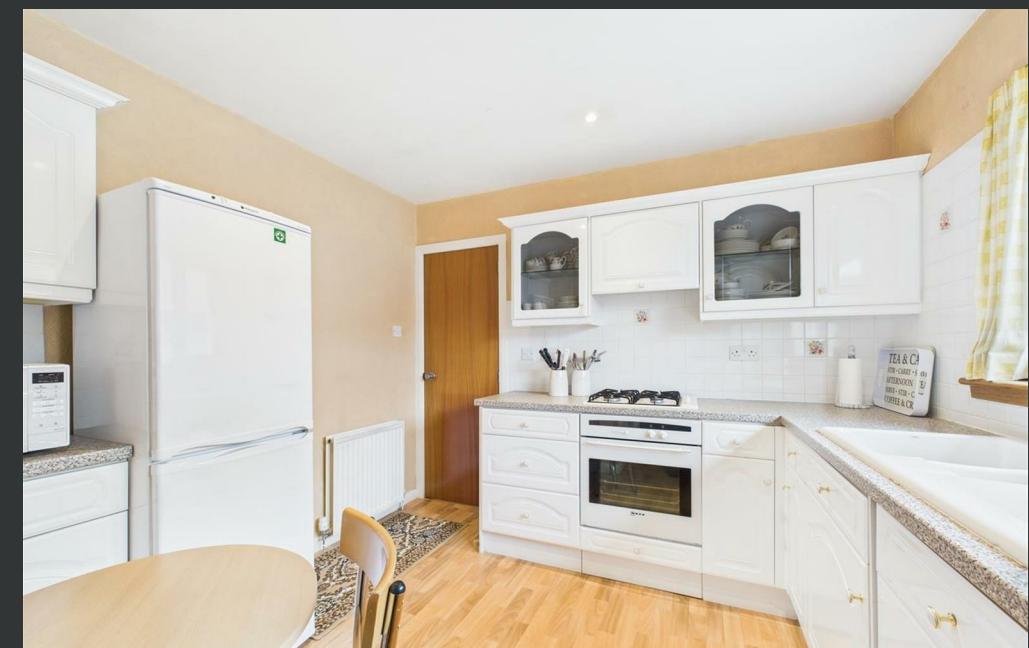
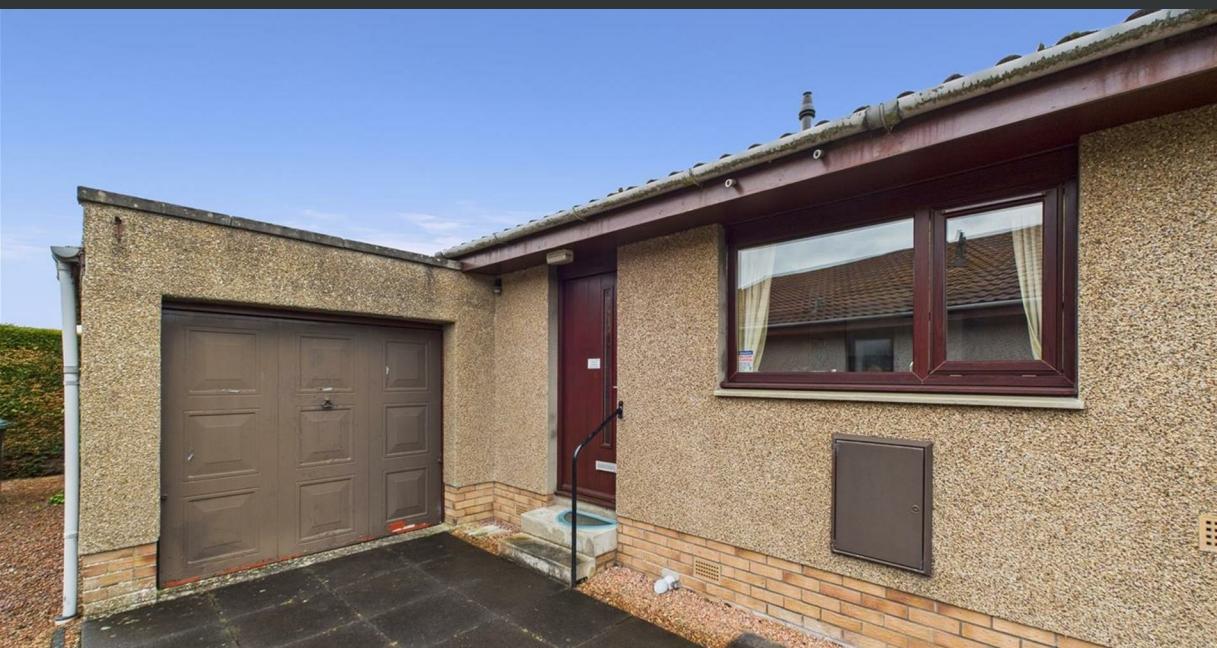




17 Balmanno Gardens, Perth, PH2 9RH
Offers over £245,000





17 Balmanno Gardens Perth, PH2 9RH

Offers over £245,000

- Two double bedrooms
- Bright kitchen with ample storage
- Stylish bathroom
- Private and enclosed rear garden
- Detached garage with power
- Spacious living room and separate dining room
- Sunroom with garden access
- Gas central heating & double glazing
- Driveway parking for multiple vehicles
- Quiet cul-de-sac location

Nestled within a peaceful cul-de-sac in the heart of Bridge of Earn, 17 Balmanno Gardens is a delightful two-bedroom detached bungalow offering versatile and well-maintained accommodation across one level. Perfectly suited for downsizers, small families or those seeking single-level living, this charming home boasts a spacious lounge filled with natural light, a dedicated dining room, and a well-equipped kitchen with excellent storage and garden views. Both bedrooms are well-proportioned doubles with integrated mirrored wardrobes. A bright modern bathroom serves the home comfortably. To the rear, a lovely sunroom offers a tranquil retreat, overlooking the private, low-maintenance garden that's beautifully landscaped and fully enclosed – ideal for outdoor relaxation.

A driveway provides parking for multiple vehicles and leads to a generous single garage with power, perfect for secure storage or workshop use. With gas central heating and double glazing throughout, this home offers warmth and efficiency all year round. Located just a short walk from the local shops, medical centre, post office and primary school, this home offers peaceful suburban living with excellent commuter links to Perth and beyond. Early viewing is highly recommended to appreciate the space, layout and sought-after location.

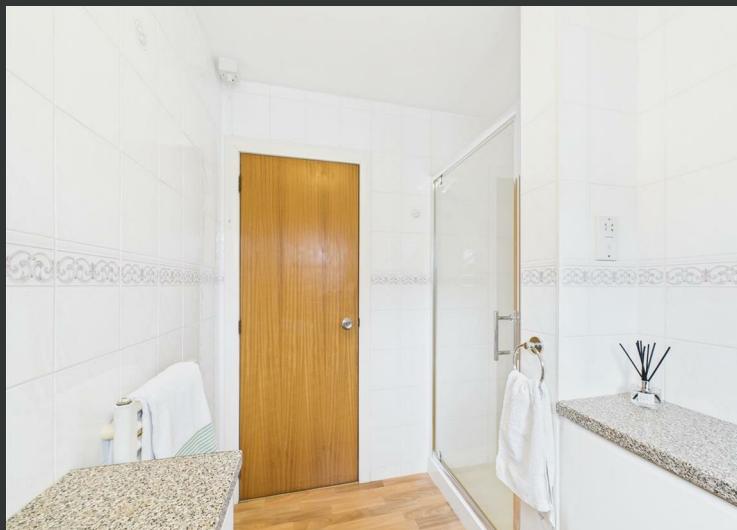


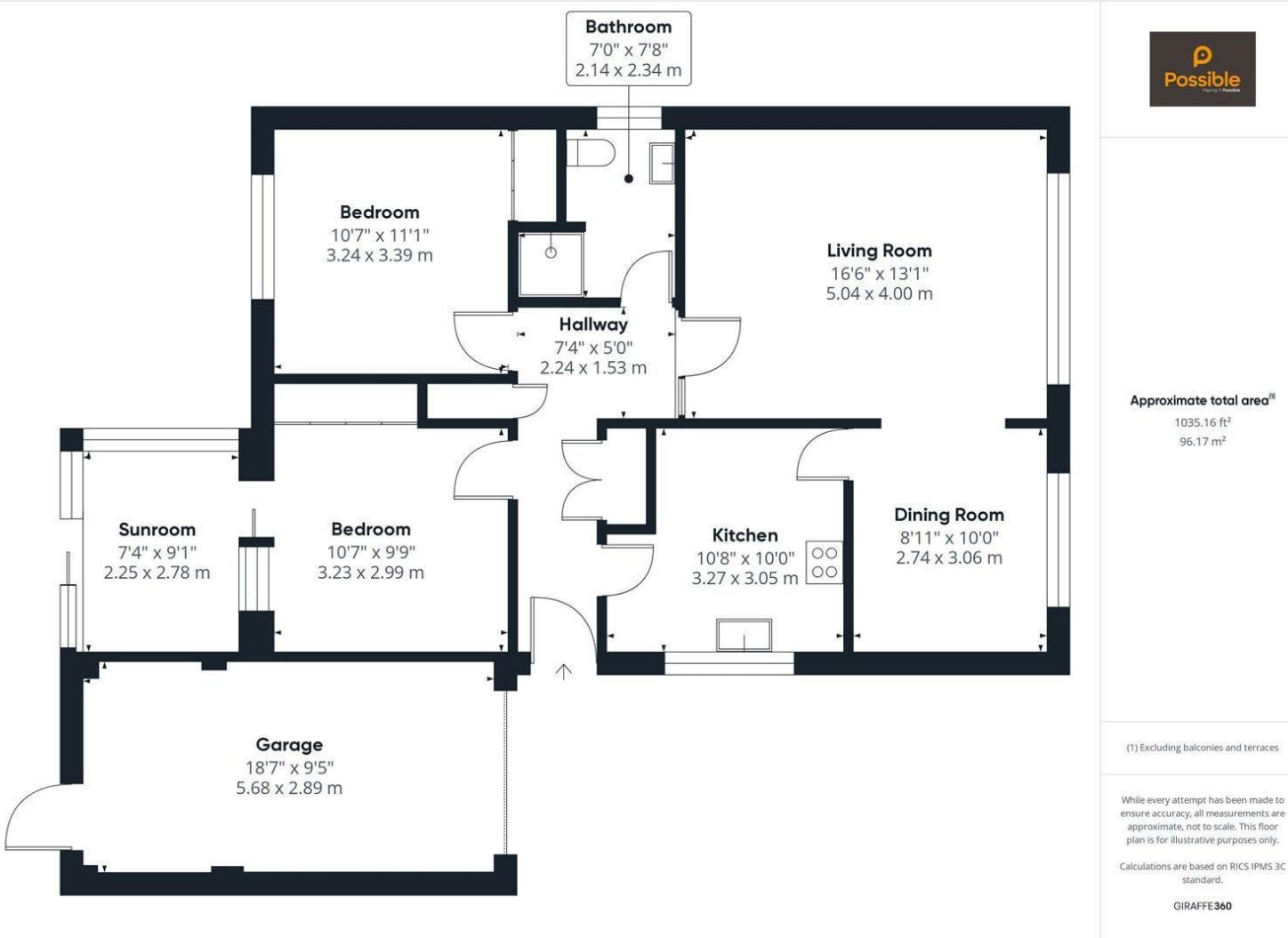


Location

Bridge of Earn is a charming and well-connected village just four miles south of Perth. With its friendly community and attractive surroundings, it offers the perfect balance of countryside calm and everyday convenience. The village benefits from a range of local amenities including a primary school, medical centre, shops, and cafes, all within easy walking distance. Excellent transport links provide direct access to Perth, Edinburgh and Dundee via the nearby M90 and A912, making it ideal for commuters. Surrounded by scenic countryside and walking routes, it's a highly desirable location for those seeking a relaxed lifestyle close to urban conveniences.







Google

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | EU Directive 2002/91/EC | |

Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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