



2 Bridgeton Crescent, Perthshire, PH1 3NB
Offers over £260,000





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- Detached three-bedroom bungalow
- Separate dining room
- Family bathroom plus separate WC
- Mature front and rear gardens
- Pleasant views
- Bright living room with large picture window
- Fitted kitchen with good storage
- Generous hallway with storage
- Driveway parking & garage
- Quiet residential cul-de-sac

Situated within a peaceful residential setting in Almondbank, this spacious detached bungalow offers well-proportioned accommodation, generous gardens and excellent potential to modernise and personalise.

The property opens into a welcoming entrance hallway providing access to all principal rooms. The bright and generously sized living room features a large picture window overlooking the front garden, allowing natural light to flood the space and creating a comfortable setting for everyday living. A separate dining room offers ample space for family meals and entertaining, while the fitted kitchen provides good storage and worktop space, with scope for upgrading to suit modern tastes. There are three well-proportioned bedrooms, each enjoying pleasant outlooks over the surrounding gardens. A family bathroom and separate WC add practicality and convenience. The layout offers flexibility and would suit a range of buyers, including families, downsizers or those seeking single-level living. Externally, the property enjoys mature, well-established front and rear gardens, mainly laid to gravel and planting for ease of maintenance. A driveway leads to a useful garage, providing additional parking and storage. Offering spacious accommodation in a desirable village location, this property presents a fantastic opportunity to create a comfortable long-term home close to Perth and excellent transport links.

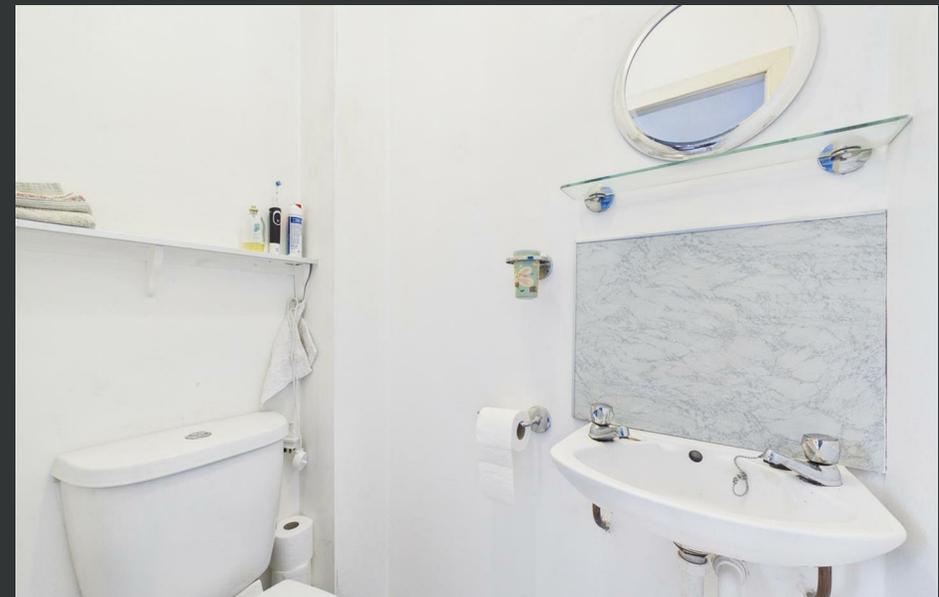
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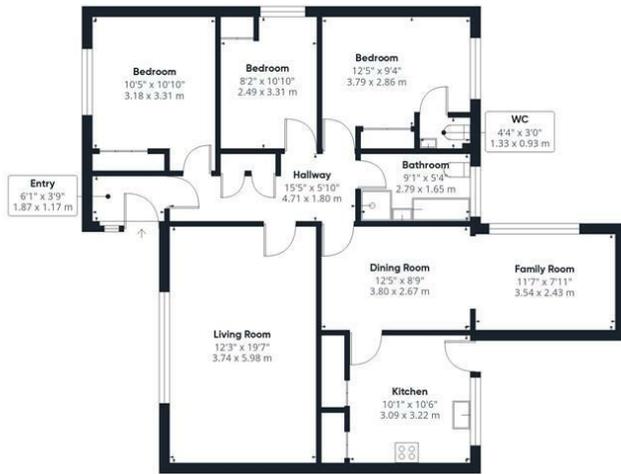


Location

Almondbank is a popular village located just north-west of Perth, offering a peaceful semi-rural lifestyle while remaining within easy reach of the city. The village benefits from local amenities including a primary school, village shop, and regular bus services. Perth provides a wide range of shopping, dining and leisure facilities, along with secondary schooling and further education options. Excellent road links via the A9 and nearby Broxden roundabout make commuting to Dundee, Stirling, Edinburgh and Glasgow straightforward. Surrounded by attractive countryside and riverside walks, Almondbank offers a balance of convenience and natural beauty.







Ground floor Building 1



Ground floor Building 2

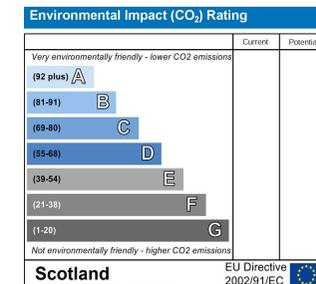
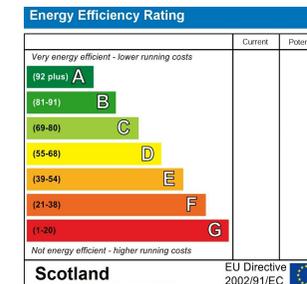
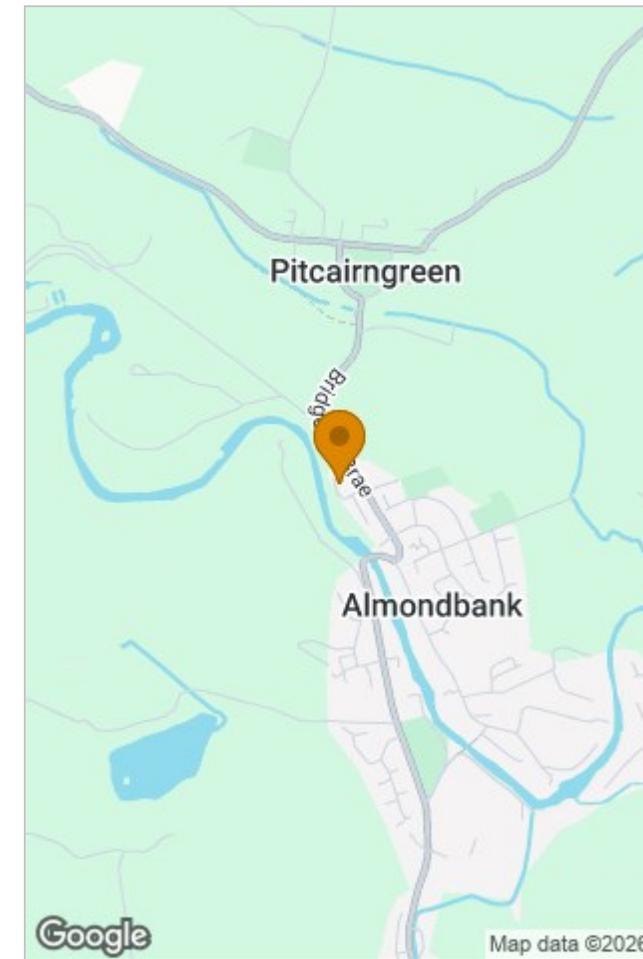


Approximate total area⁽¹⁾
1328 ft²
123.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

