


Possible
Making it Possible

2 Exchange Buildings, Bridge Of Earn, PH2 9AB
Offers over £110,000

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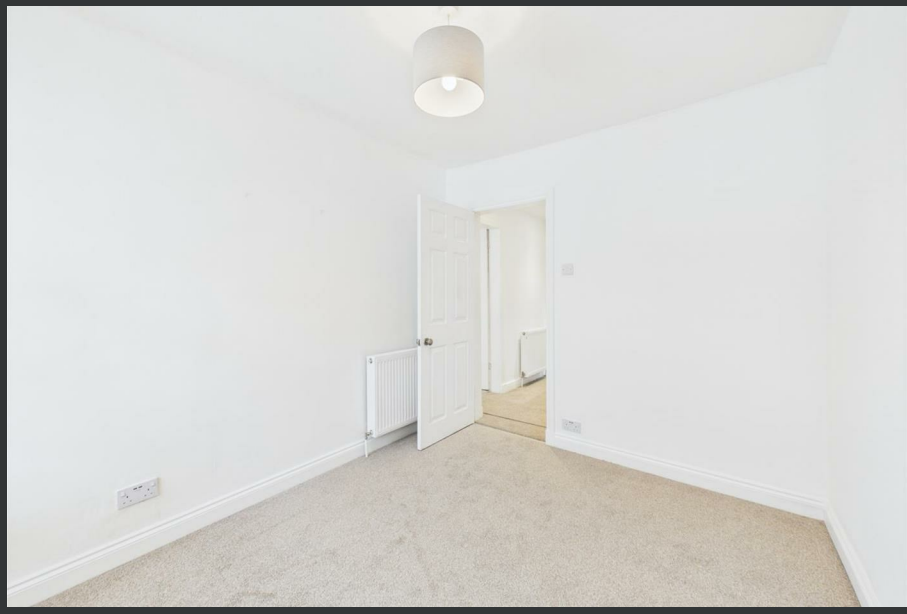
# 2 Exchange Buildings
# Bridge Of Earn, PH2 9AB

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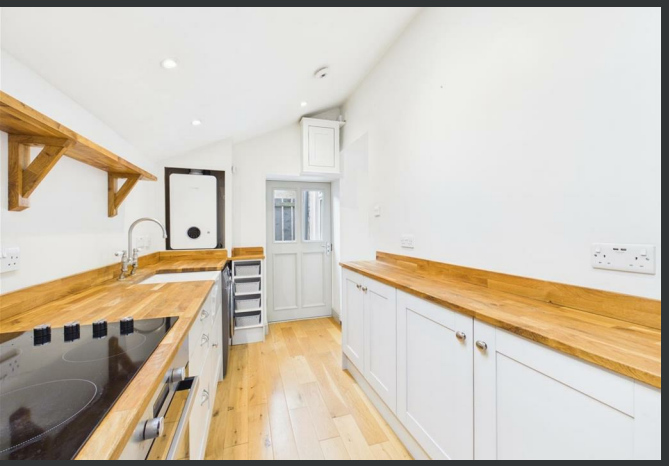
- One-bedroom ground-floor flat
- Popular Bridge of Earn location
- Stylish contemporary kitchen
- Well-proportioned double bedroom
- Modern three-piece shower room
- Traditional stone-built property
- Bright and comfortable living room
- Solid timber kitchen worktops
- Useful dressing and storage area
- Generous garden with timber shed

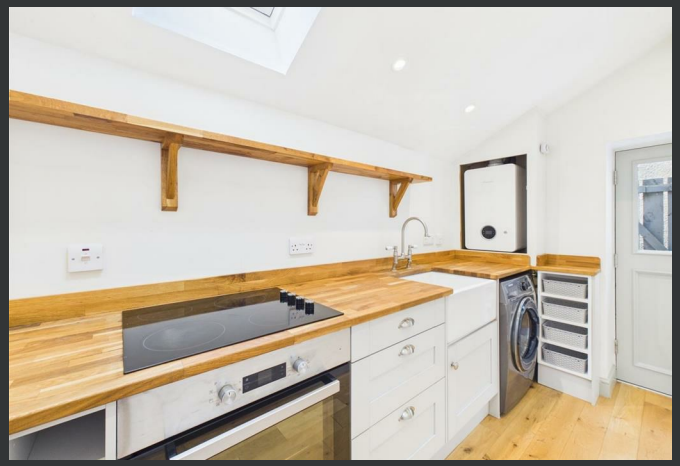
Situated within the heart of the popular village of Bridge of Earn, 2 Exchange Buildings is an attractive one-bedroom ground-floor flat combining traditional stone-built character with bright, contemporary interiors and a generous private garden area to the rear.

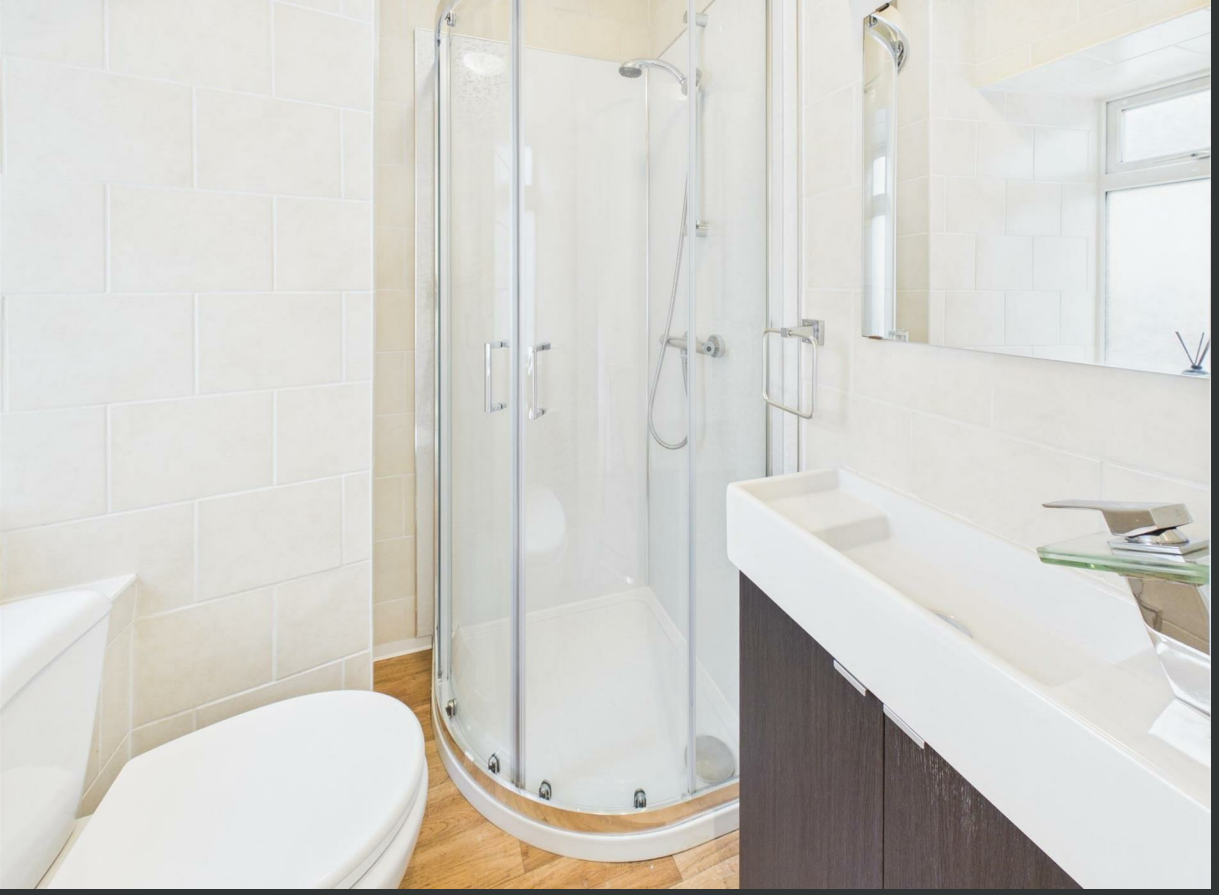
The property offers a well-planned layout, with a welcoming entrance leading into the hallway and providing access to the main accommodation. The living room is a comfortable and inviting space, finished in fresh, neutral tones with fitted carpeting and a window allowing natural light to fill the room. The kitchen is particularly appealing, featuring stylish white units, solid timber worktops, a Belfast-style sink and attractive wooden flooring. A roof window and recessed ceiling lighting enhance the bright, modern feel, while the room provides excellent worktop space and practical storage. The well-proportioned double bedroom offers comfortable accommodation, complemented by a useful adjoining dressing and storage area with open shelving and hanging space. A contemporary shower room, finished with neutral tiling, a corner shower enclosure and vanity washbasin, completes the accommodation. Externally, the property benefits from a generous enclosed garden area with established trees, lawn and a timber shed, providing valuable outdoor space. Combining traditional character, modern finishes and a convenient village setting, this is an appealing home for first-time buyers, downsizers or those seeking an investment opportunity.













## Location

Bridge of Earn is a popular Perthshire village situated to the south of Perth, offering a welcoming community atmosphere and excellent everyday amenities. The village provides a selection of local shops, cafés, restaurants, a supermarket, primary school and healthcare facilities. Surrounded by attractive countryside, the area also offers opportunities for walking and outdoor recreation, with nearby Moncreiffe Hill providing scenic routes and views. Perth city centre is easily accessible, offering a wider range of shopping, leisure and transport facilities. Convenient access to the M90 also makes Bridge of Earn an appealing location for commuters travelling towards Edinburgh, Dundee and beyond.

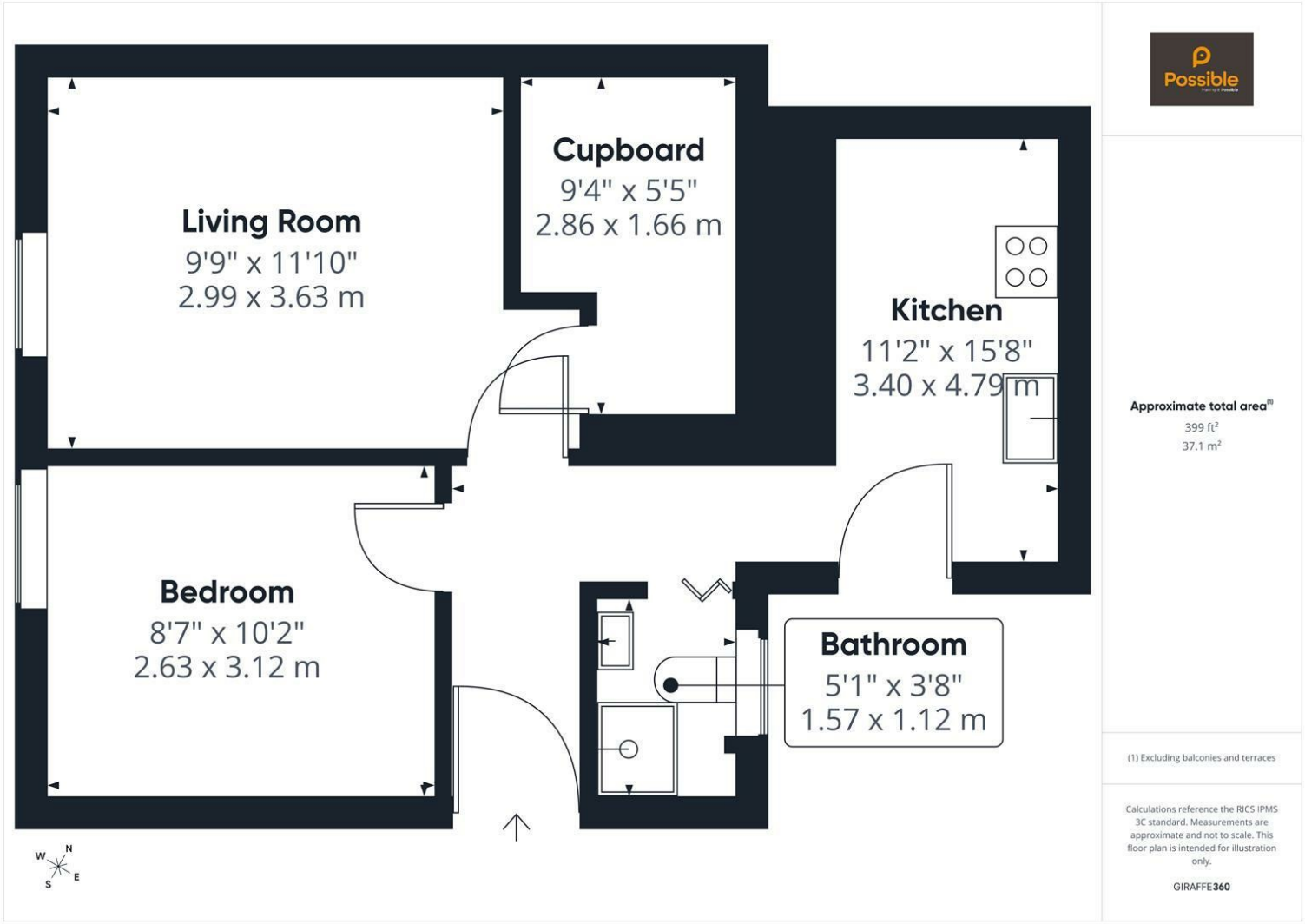


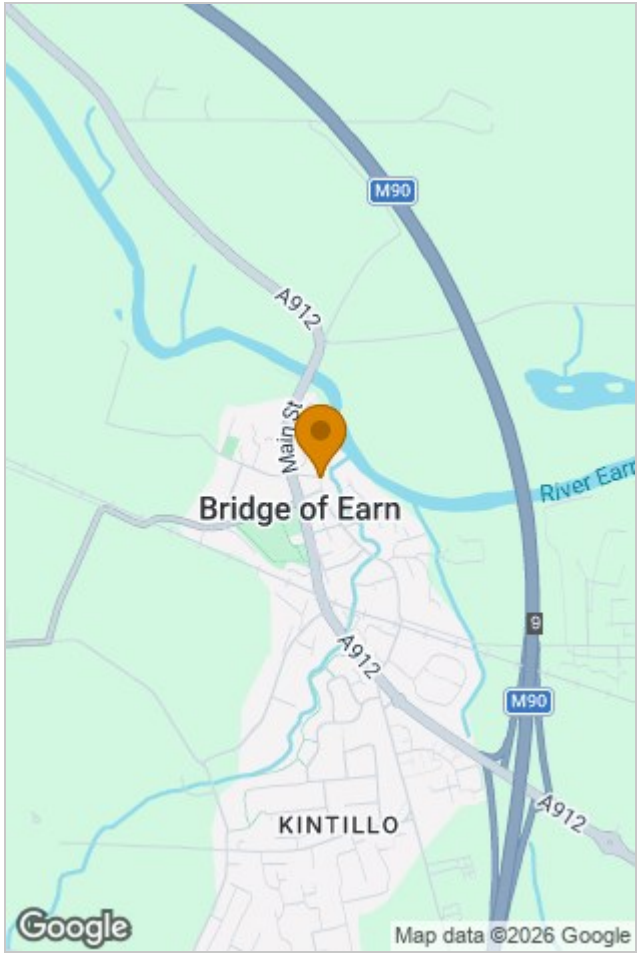


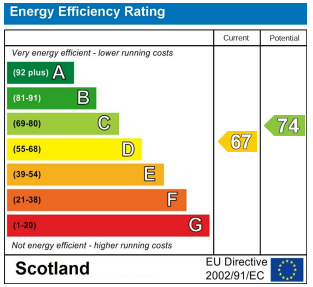


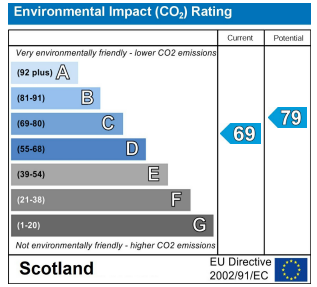



EXCHANGE
BUILDINGS




## 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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