

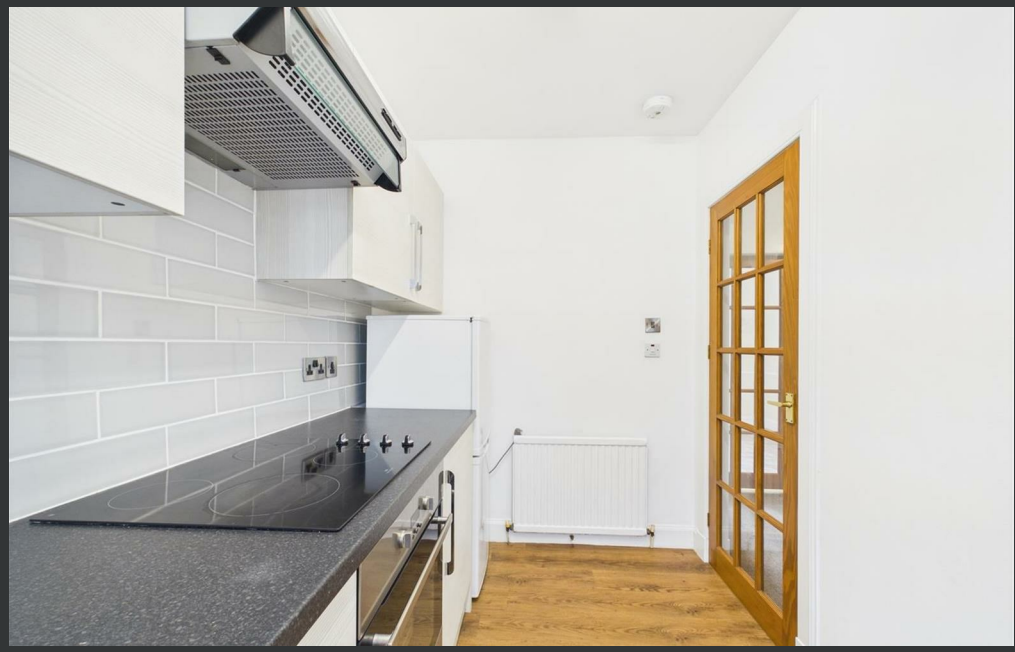
Possible
Making it Possible

Emmaline Main Street, Bridge Of Earn, PH2 9PL

Offers over £94,500

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Emmaline Main Street
Bridge Of Earn, PH2 9PL

Offers over £94,500

- Two-bedroom maisonette
- Bright and spacious living room
- Bathroom with three-piece suite
- Attractive views
- Central village location
- Accomoodation over two floors
- Modern fitted kitchen
- Two well-proportioned bedrooms
- Walking distance to amenities
- Gas central heating & DG

Located in the heart of the highly sought-after village of Bridge of Earn, this charming two-bedroom maisonette offers spacious accommodation across two levels along with attractive views.

Accessed via a private entrance to the rear of the building, the property opens into a hallway with stairs leading to the main living accommodation. The first floor features a bright and well-proportioned living room with large windows that allow for plenty of natural light and pleasant outlooks over the surrounding area. A modern fitted kitchen offers a range of units, worktop space and integrated appliances, creating a practical and functional cooking area. The bathroom is also located on this level and is fitted with a three-piece suite. The upper floor provides two comfortable bedrooms, both benefiting from good proportions and natural light, with one enjoying particularly attractive views. Externally, the property is ideally positioned within the centre of the village with local shops, cafés and amenities all within easy walking distance. On-street parking is available nearby. This property presents an excellent opportunity for first-time buyers, investors or those looking for a convenient village lifestyle within easy reach of Perth.











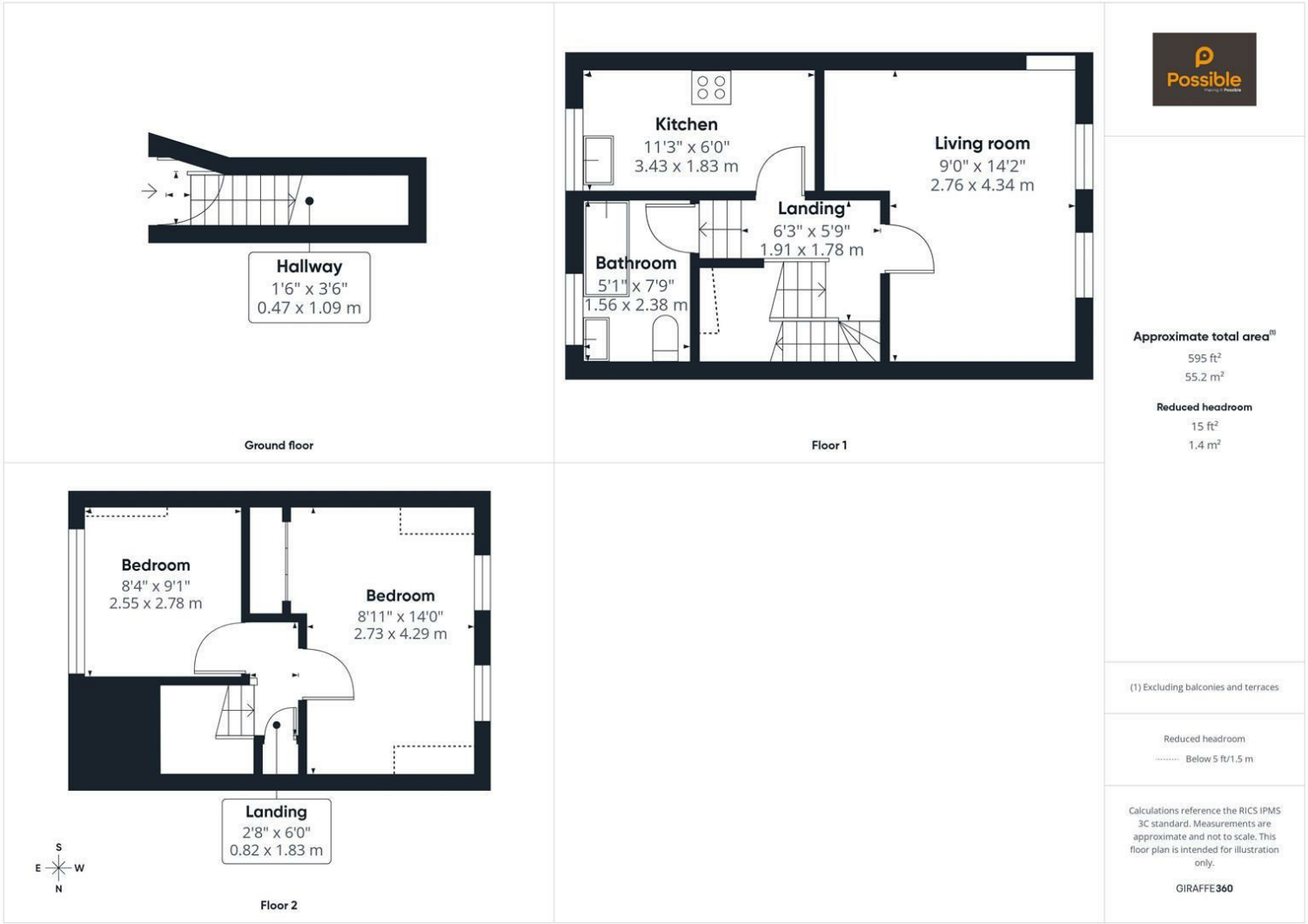


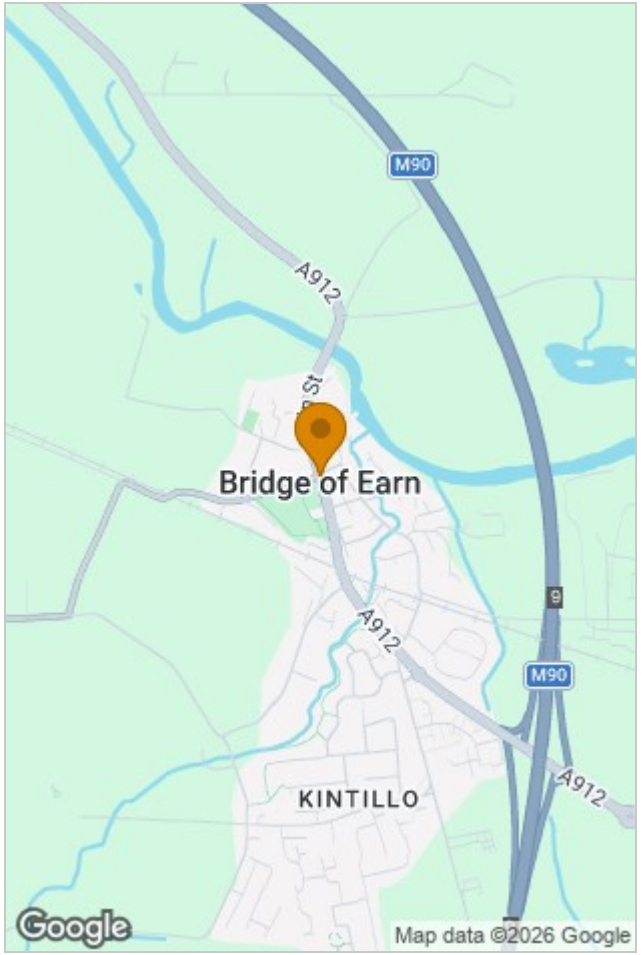
Location

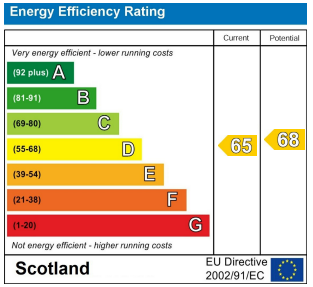
Bridge of Earn is a highly desirable village located just south of Perth, offering a strong sense of community alongside excellent local amenities. The village provides a range of shops, cafés, restaurants and a well-regarded primary school, making it particularly popular with families and professionals. Perth city centre is only a short drive away and offers a wider selection of retail, leisure and cultural attractions. The nearby M90 motorway provides excellent commuting links to Edinburgh, Dundee and beyond. The surrounding countryside offers beautiful walking and cycling routes, while the River Earn and nearby parklands provide attractive outdoor spaces for residents to enjoy.

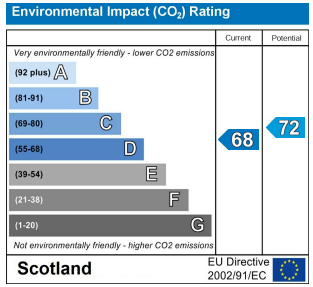












Viewing

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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