



8 Dunbarney Avenue, Bridge Of Earn, PH2 9BP  
Offers over £229,950

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# 8 Dunbarney Avenue Bridge Of Earn, PH2 9BP

Offers over £229,950

- Spacious three-bedroom detached home
- Separate dining room for additional space
- Ground-floor double bedroom and family bathroom
- Shower room on the upper floor
- Electric heating and double glazing

- Bright and airy living room with patio doors
- Kitchen with practical layout
- Two additional upstairs bedrooms with exposed beams
- Private driveway and attached garage
- Modernisation required

Located in the charming village of Bridge of Earn, this spacious three-bedroom detached home offers an excellent opportunity for families or those looking for a peaceful retreat with convenient access to nearby Perth. The property boasts a flexible layout, with a bright and airy living room featuring a large patio doors that flood the space with natural light and offers scenic garden views. A separate dining room provides additional entertaining space, while the kitchen ensures practicality for everyday living.

The ground floor includes a generously sized double bedroom and a family bathroom. Upstairs, two further well-proportioned bedrooms benefit from charming character features such as exposed ceiling beams, alongside a convenient shower room. Externally, the property features a private driveway, an attached garage, and a beautifully maintained rear garden with a patio area – perfect for outdoor relaxation. With its desirable location, spacious interiors, and excellent potential for modernisation, this home is an ideal choice for those seeking a peaceful lifestyle while remaining well-connected to local amenities and transport links.





## Location

Bridge of Earn is a picturesque village in Perthshire, offering a peaceful community atmosphere while providing excellent access to nearby Perth, just a 10-minute drive away. The village boasts a range of local amenities, including shops, cafés, a primary school, and healthcare facilities. Surrounded by scenic countryside, it's perfect for outdoor enthusiasts, with numerous walking trails and green spaces. The area has a strong sense of community, with local events and activities throughout the year. Excellent transport links, including easy access to the M90, make it an attractive choice for commuters and families seeking a balance of rural and urban living.







Approximate total area<sup>(1)</sup>

1298.77 ft<sup>2</sup>  
120.66 m<sup>2</sup>

Reduced headroom  
0.32 ft<sup>2</sup>  
0.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		54
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.