



57 Durley Dene Crescent, Perth, PH2 9RD Offers Over £172,500



Location - Bridge of Earn offers a range of local amenities including Co-operative store, bakery, hairdresser, children's nursery and a selection of restaurants. There is a reputable primary school within the village and secondary schooling can be found in the nearby city of Perth, located approximately 4 miles north of the village. The property is ideal for the commuter with the M90 being a short drive away giving easy access to Perth, Edinburgh, Stirling and Glasgow.

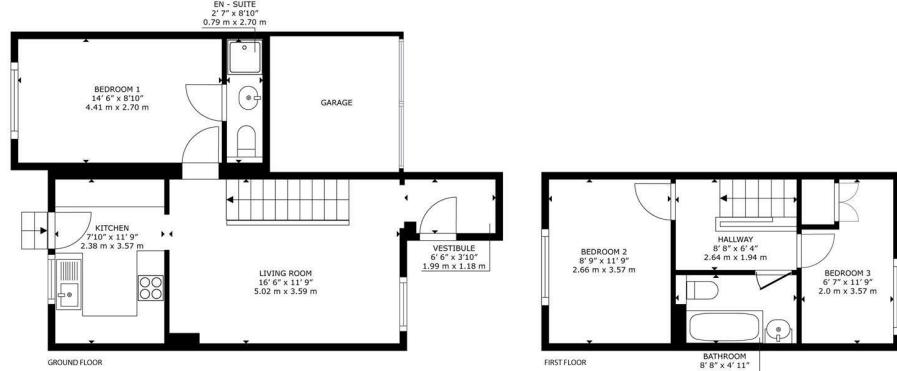
The accommodation is set over one level comprising; **GROUND FLOOR**: Entrance vestibule, spacious lounge with stairs leading to the upper level, bright & modern, fully fitted kitchen offering direct access to the rear garden. You'll also find a generously sized double bedroom with en-suite shower room.

FIRST FLOOR: Two further bedrooms and family bathroom with shower over bath.

Warmth is provided via gas central heating & double glazing throughout.

Externally, there is a gravelled driveway to the front providing off street parking & leading to the single garage. The fully enclosed rear garden is easily maintained with a surrounding decked area - perfect for relaxing and enjoying the warmer weather.

- 3 Bedrooms
- Double Glazing
- Sought After Location
- Perfect First Time Buy
- Village Location



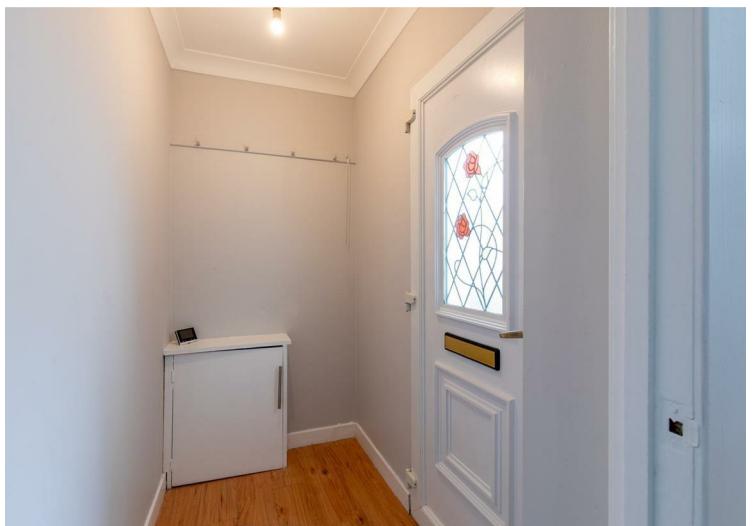
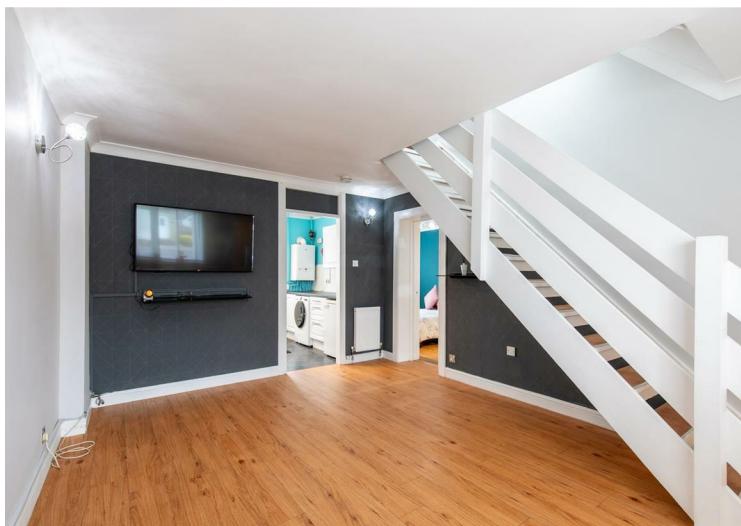
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GROSS INTERNAL AREA
FLOOR 1 45.2 m² (487 sq.ft.) FLOOR 2 26.8 m² (289 sq.ft.)
TOTAL: 72.1 m² (776 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(F2 plus) A	
(B1-B1) B	86
(B9-B8) C	68
(S5-S4) D	
(S9-S8) E	
(Z1-Z8) F	
(T1-T8) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(F2 plus) A	
(B1-B1) B	85
(B9-B8) C	65
(S5-S4) D	
(S9-S8) E	
(Z1-Z8) F	
(T1-T8) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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