



**Premier
Properties**
Perth



57 Durley Dene Crescent, Perth, PH2 9RD

Offers Over £172,500

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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.

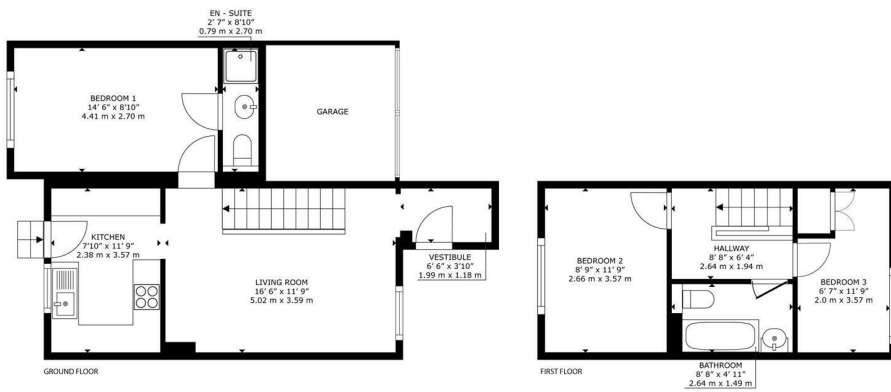
The accommodation is set over one level comprising; **GROUND FLOOR:** Entrance vestibule, spacious lounge with stairs leading to the upper level, bright & modern, fully fitted kitchen offering direct access to the rear garden. You'll also find a generously sized double bedroom with en-suite shower room.

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.

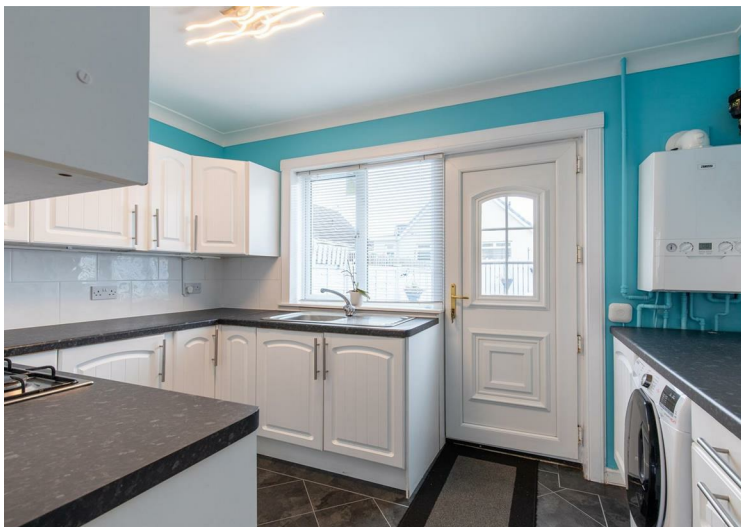
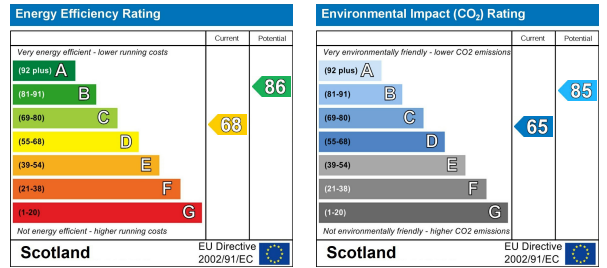
- 3 Bedrooms
- Double Glazing
- Sought After Location
- Perfect First Time Buy
- Village Location



57, Durlay Dene Crescent Bridge Of Earn, Perth, PH2 9RD

FLOOR 1: 45.2 m² (487 sq.ft.) FLOOR 2: 26.8 m² (289 sq.ft.)
GROSS INTERNAL AREA
TOTAL: 72.1 m² (776 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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