



**Premier  
Properties**  
Perth



## 9 Bridgend Court Main Street, Perth, PH2 7HN Offers Over £125,000



The bright reception room, featuring a Juliet balcony provides an inviting space for relaxation and entertaining. The well-appointed bedroom is designed to be a tranquil retreat, offering the convenience of built-in storage. There are also new blinds throughout.

Presented in move-in condition and with lovely river views, this newly refurbished bungalow features a modern bathroom, thoughtfully designed to meet your daily needs. The modern kitchen offers ample storage space, catering for all your culinary needs. Its single-storey layout makes it an ideal choice for those seeking easy accessibility and low-maintenance living.

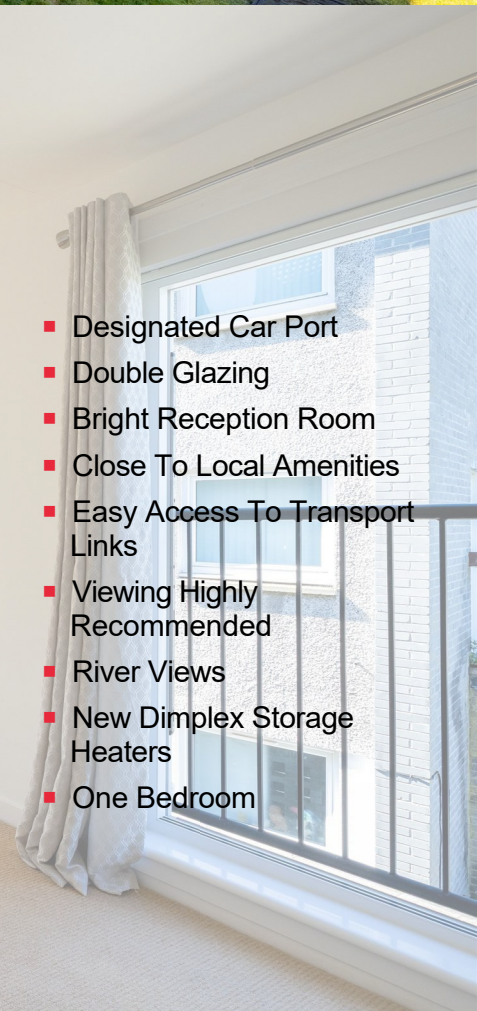
New Dimplex storage heaters and double glazing ensure warmth & comfort throughout.

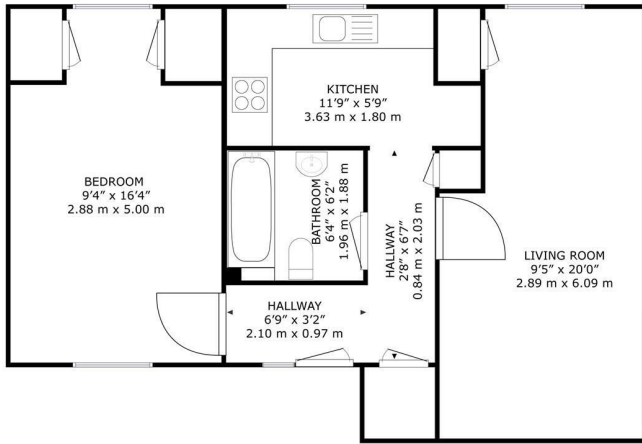
Externally, there are two shared drying areas, all close to the property along with a lawn area and access to the waterfront.

The fantastic location on Main Street places you within easy reach of all local amenities, shops, and transport links, making it a practical choice for both first-time buyers and those looking to downsize.

This charming bungalow is a wonderful opportunity to enjoy a peaceful lifestyle in a vibrant community. Whether you are looking to make it your home or an investment, this property is sure to impress. Don't miss the chance to view this lovely bungalow in the heart of Perth.

- Designated Car Port
- Double Glazing
- Bright Reception Room
- Close To Local Amenities
- Easy Access To Transport Links
- Viewing Highly Recommended
- River Views
- New Dimplex Storage Heaters
- One Bedroom





9 Bridgend Court, Perth PH2 7HN

GROSS INTERNAL AREA  
TOTAL: 453 sq.ft, 42.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(38-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(38-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>73</b>	<b>82</b>	<b>88</b>
Scotland		Scotland	
EU Directive 2002/91/EC		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.