



**Premier
Properties**
Perth



Bridgend High Street, Blairgowrie, PH13 9NX

Offers Over £245,000

 **3**  **2**  **2**  **D**

Presented across two floors, the accommodation comprises: **GROUND FLOOR** :- Entrance vestibule, hallway, bedroom, ensuite shower room, utility room, rear hall, dining kitchen, lounge featuring a log burning fireplace and sun room, leading to the garden. **FIRST FLOOR** :- Landing, bathroom and two bedrooms.

The large, private garden provides a tranquil space to relax during the warmer months. There is also a paved patio area along with space for off street parking.

Location: Set within a highly sought after location and surrounded by lovely countryside, this property is ideally situated to take advantage of all local amenities. Blairgowrie is just a short drive away, offering a selection of cafes, restaurants and shops, including a large supermarket. Burrelton provides easy access to Perth, Coupar Angus & Scone with Dundee being just a 30 minutes drive away.

Burrelton Primary School lies within the village. There is a choice of secondary schools in Perth along with Blairgowrie High School being just a short drive away.

- 3 Bedrooms
- Gas Central Heating
- Double Glazing
- Large Garden
- Village Location
- Sought-After Area
- Close To All Amenities
- Fireplace



