



1 Old Edinburgh Place, Perth, PH2 9PR Offers Over £499,950



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 and comprises a welcoming entrance vestibule, reception hall, fabulous lounge with log burning stove, sun lounge & spacious kitchen/dining area.

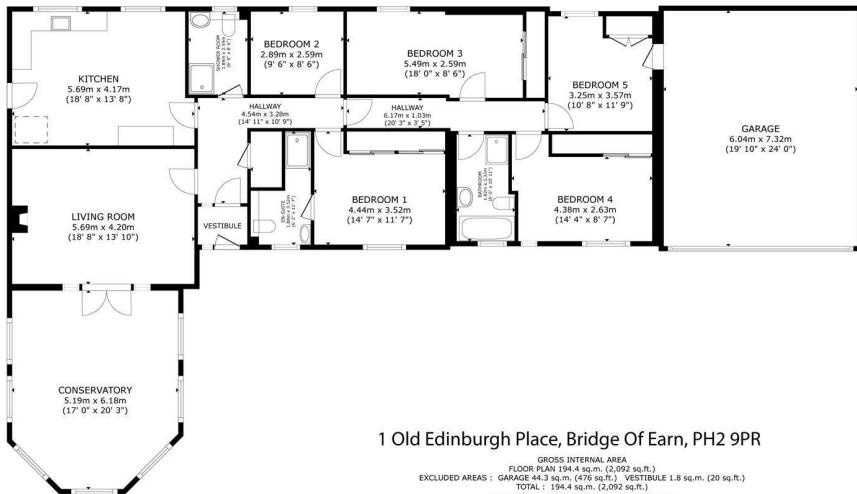
The stylish kitchen benefits from solid granite work tops, splash backs and quality appliances. The Bosch microwave, oven, steam oven & hob & Zanussi integrated dishwasher are included in the sale of the property along with all floor coverings & blinds.

You'll find a generously sized main bedroom with en suite shower room, four further bedrooms, family bathroom and family shower room. The property also boasts excellent storage options with four of the five bedrooms benefitting from built-in wardrobes. Heating is provided via gas central heating.

Garden grounds are located to the front, sides and rear mainly laid to lawn with there being timber boundary fences together with hedges for privacy. The garden to the side and rear is fully enclosed and secured with a generous patio area to the side, excellent for entertaining and accessed direct from the kitchen.

To the front there is a patio area to enjoy the weather in the summer months and a superb pond. The gravel surface driveway provides off street parking for a number of cars and leads to the double garage.

- Double Glazing
- Gas Central Heating
- Close To Local Amenities
- Village Location
- Immaculately Presented
- Sun Lounge



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GROSS INTERNAL AREA
FLOOR PLAN 194.4 sq.m. (2,092 sq.ft.)
GARAGE 7.32m x 6.04m (24' 0" x 18' 0") (29 sq.m. (299 sq.ft.)
TOTAL : 194.4 sq.m. (2,092 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk