

**43 Poplar Avenue, Bridge of Earn
PH2 9FJ**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Offers Over £220,000



3 Bedroom - 1 Bathroom - 1 Living Room

Discover your dream home in the picturesque village of Bridge of Earn! This beautifully presented 3-bedroom, semi-detached house perfectly blends modern comforts with delightful charm, making it an ideal family residence.

Property Features:

Spacious Living Areas: Enjoy natural light in the generous living room, perfect for relaxing or entertaining.

Modern Kitchen: Fully equipped kitchen with contemporary appliances and ample storage space, leading to a cosy dining area benefitting from an abundance of summer light

Three Comfortable Bedrooms: Retreat to three well-proportioned bedrooms with plenty of space for relaxation and personalization.

Stylish Bathroom: Featuring a family bathroom and secondary toilet downstairs, designed for practicality and comfort.

Private Garden: A lovely outdoor space, perfect for children to play, gardening enthusiasts, or simply unwinding after a long day. Stunning views over the surrounding fields and hilltops.

Parking: Convenient off-street parking available for residents and guests.

Nestled in the popular Kintillo corner of Bridge of Earn, this home offers a tranquil village lifestyle while being just a short drive from Perth's vibrant amenities. Enjoy local shops, cafes, schools, and scenic walking paths right at your doorstep.

This charming semi-detached house is perfect for families, first-time buyers, or anyone looking to enjoy the serenity of village life. Schedule your viewing today and step into your new home!



* EPC Rating: C

* Council Tax: Band: D

* Local Authority: PKC

Measurements: (in meters)

W/C – 2.36 x 1.33

Lounge – 4.06 x 4.06

Kitchen – 5.22 x 2.91

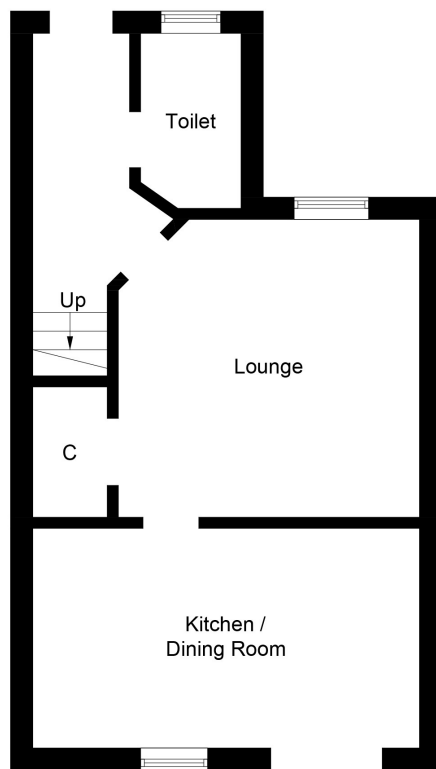
Bathroom – 2.09 x 2.11

Master – 2.99 x 3.31

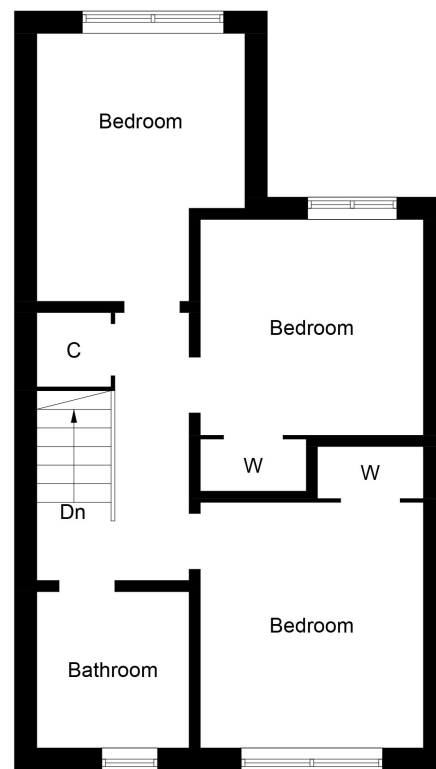
Bedroom 2 – 2.99 x 2.91

Bedroom 3 – 3.60 x 2.78





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160611)



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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.