



**3, Mill Court, Bridge Of Earn,
Perthshire, PH2 9SU**



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Offers over £65,000



*****HOME REPORT VALUES AT £95,000***** This well presented ONE BEDROOM END TERRACED VILLA is located in the highly sought after village of Bridge Of Earn. All local amenities are close by including shops for day to day shopping, a primary school, dentist and doctor surgery and there is easy access to the M90 and Perth City centre is only a few miles away making this an ideal location for the commuter. This property offers well presented accommodation over two levels which has been tastefully upgraded. The accommodation of this property comprises of a lounge, kitchen, landing, double bedroom, and a family bathroom. Windows are fully double glazed and heat is by gas fired central heating. Viewing is highly recommended to appreciate the accommodation on offer with this property. EPC Rating C

Lounge 11'7" x 10'8"

Entered through an external front door into the lounge which has laminate flooring and a corniced ceiling. The room is illuminated by two ceiling fitted spotlights and natural light is from the front facing double glazed window. There are power sockets and TV and Telephone points provided and there is plenty of space for free standing furniture. Stairs lead to the first floor.

Kitchen 8'11" x 6'8"

Accessed through a glass paneled door this kitchen is fitted with a range of modern wall and base units with

contrasting work surfaces and tiling to the splash back areas. There is a stainless steel sink and drainer unit which is underneath the rear facing window and provides ample natural light into this room. There is access given to the rear garden via a glazed panel door. There is space provided for a slot in cooker, fridge freezer, and is plumbed for a washing machine. The central heating boiler is housed in a cupboard and there is additional storage is by an under stair cupboard.

Landing

From the lounge the staircase leads to the upper floor which is fitted with laminate flooring and features shelving offering excellent display and storage space. Warmth is from a central heating radiator and access via a Ramsay ladder is given to the partially floored attic space which benefits from light and power.

Bedroom 8'7" x 8'5"

This well presented double bedroom has excellent storage from a fitted double wardrobe with hanging rail and shelf. The flooring has been laminated and warmth is from a central heating radiator. Natural light is from front facing double glazed window and there is space for all free standing bedroom furniture.

Bathroom 10'0" x 4'5"

This is a well presented bathroom which is fitted with a white three piece suite that comprises of a WC, bath with shower over and a wash hand basin with vanity unit



underneath. There is tiling to all the splash back areas and the floor has vinyl floor covering. There is storage provided by an airing cupboard which houses the hot water tank and natural light and ventilation is from a rear facing frosted glass window.

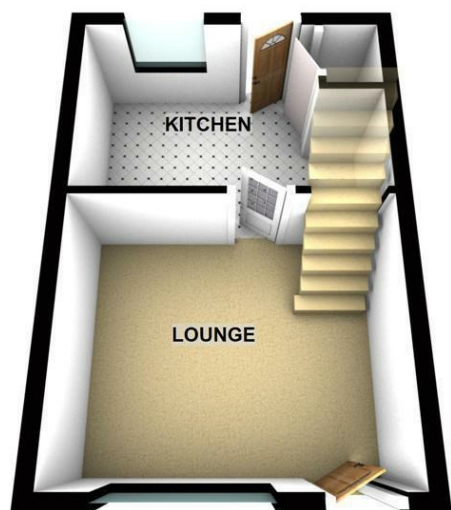
External

To the front of the property there is on street parking and there is a communal drying area to the rear.





GROUND FLOOR



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