



5 Heatherlea Drive, Bridge Of Earn, PH2 9RF
Offers over £149,950

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5 Heatherlea Drive Bridge Of Earn, PH2 9RF

- Semi-detached villa
- Large dual-aspect living room
- Gas central heating
- Private rear garden
- Popular village location
- Two bedrooms
- Dining kitchen
- Double glazing
- Off-street parking & garage
- Easy access to travel links

Located within the popular Perthshire village of Bridge of Earn is this generously proportioned 2 bedroom semi-detached home. Enjoying a peaceful and convenient position within the village, the property also benefits from a generous rear garden and would suit a range of different buyer types. It also features gas central heating, double glazing, off-street parking and a garage.

On the ground floor there is an entrance vestibule, a large dual-aspect living room with double doors out into the rear garden and a dining-size kitchen. Onto the first floor there is a bathroom and two bedrooms. To the front of the property there is an area of low maintenance garden and a driveway leading to the garage. The generous garden to the rear enjoys a high degree of privacy and features an area of lawn, slabbed patio, a greenhouse and a selection of colourful plants, shrubs and trees.

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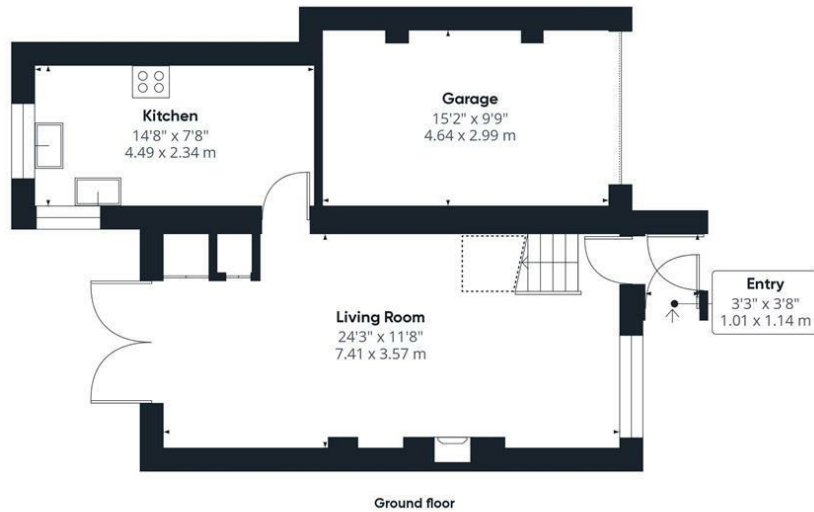


Location

The location offers a great degree of convenience and is within easy reach of the various local amenities within the village, including a highly regarded primary school, local supermarket, village inns/restaurants, regular bus service and many pleasant country walks. Access onto the M90 motorway can also be found close by, making it ideal for those who commute and require easy access to Perth, Edinburgh, Kinross and other destinations across the country.







Ground floor



Floor 1



Approximate total area⁽¹⁾
 804.74 ft²
 74.76 m²

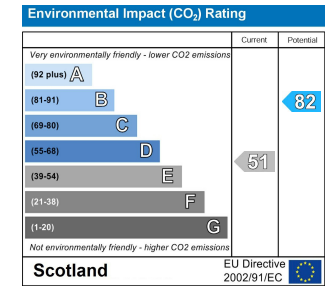
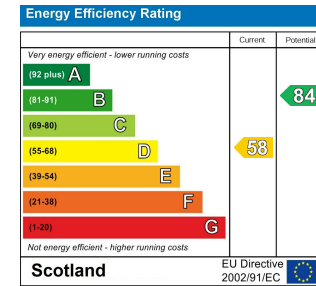
Reduced headroom
 15.4 ft²
 1.43 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

