



26 Poplar Avenue, Bridge Of Earn, PH2 9FJ
Offers over £229,950





26 Poplar Avenue Bridge Of Earn, PH2 9FJ

- Semi-detached home in quiet cul-de-sac
- Spacious lounge with French doors to garden
- Three bedrooms (one currently used as an office)
- Driveway parking and front garden
- Gas central heating and double glazing
- Stylish modern kitchen with gloss white units
- Two bathrooms including en suite shower room
- Downstairs WC for added convenience
- Enclosed rear garden with patio and lawn
- Popular village setting close to Perth

Tucked away in a peaceful cul-de-sac in the ever-popular Bridge of Earn, this beautifully presented three-bedroom semi-detached home is perfect for those seeking comfort, convenience, and stylish living. From the moment you step inside, the property impresses with its bright, airy spaces and immaculate finish throughout.

The heart of the home is the spacious lounge, with French doors opening directly onto the sunny, south-facing rear garden – ideal for relaxing or entertaining. The contemporary kitchen/diner is finished to a high standard with sleek units, integrated appliances, and ample space for dining, making it both functional and inviting. Downstairs WC completes the space on the ground floor. Upstairs, three generously sized bedrooms provide excellent accommodation, benefitting from built-in wardrobes - master ensuite - and plenty of natural light. A modern family bathroom with over-bath shower completes the upper level. Outside, the rear garden is fully enclosed and neatly landscaped, offering both patio and lawn areas. To the front, there's a tidy lawn and a driveway with space for multiple vehicles. Whether you're a first-time buyer, downsizer or investor, this move-in-ready property ticks all the boxes.

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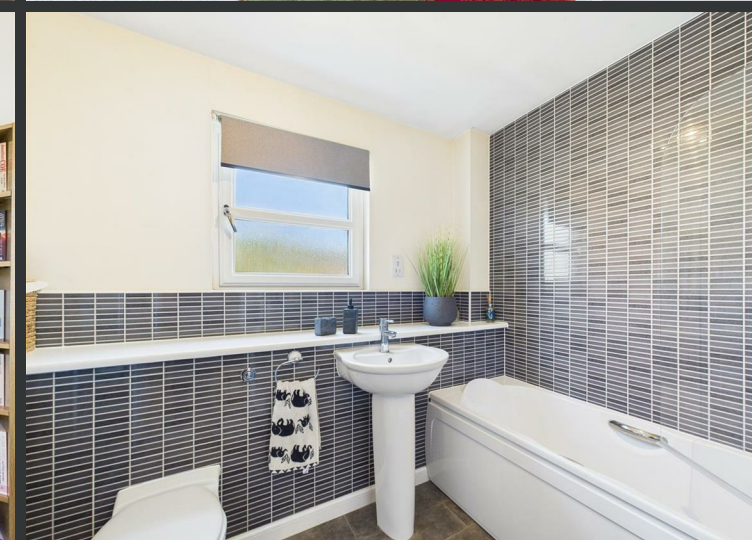
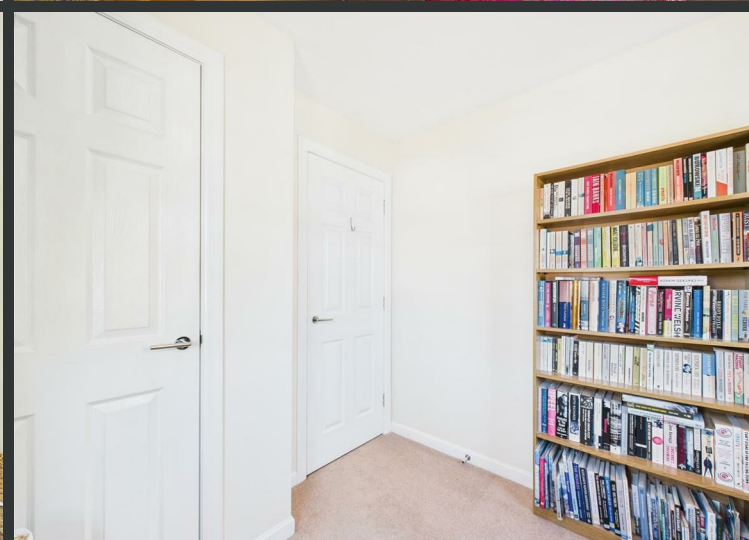




Location

Bridge of Earn is a sought-after village just minutes from Perth, offering the perfect balance of peaceful surroundings and convenient amenities. There are local shops, cafés, a primary school, and access to scenic walks along the River Earn. For commuters, the M90 is nearby, providing excellent links to Perth, Edinburgh and beyond. Public transport options are good too, with regular bus services into the city. Surrounded by countryside but with everything you need on the doorstep, Bridge of Earn continues to be a favourite for families, professionals, and downsizers alike looking for a quieter lifestyle with strong community roots.







Ground floor



Floor 1



Approximate total area⁽¹⁾

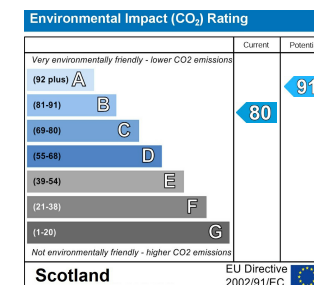
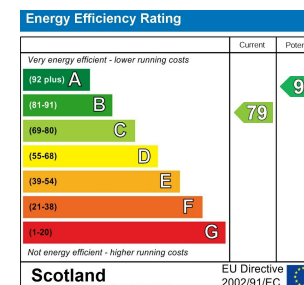
892 ft²
83 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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.

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