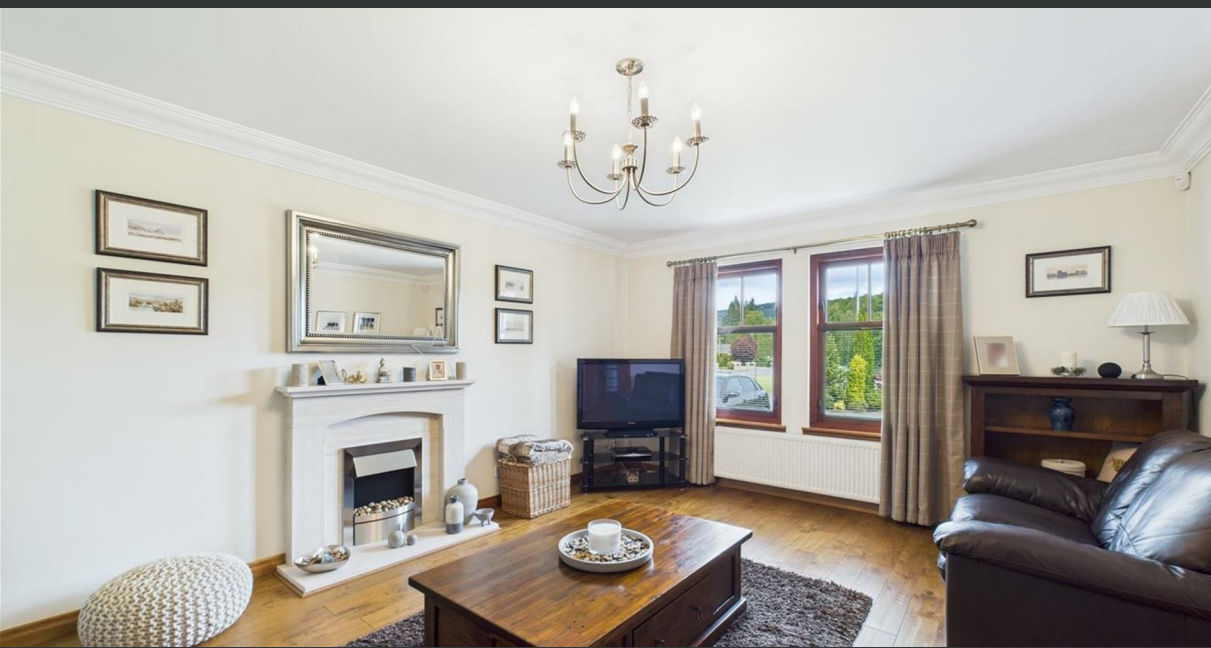




9 Clayton Park, Bridge Of Earn, PH2 9FD  
Offers over £475,000

 5  3  2  C







## 9 Clayton Park Bridge Of Earn, PH2 9FD

- 5 bedrooms 2 en-suite
- Light-filled sunroom opening onto rear garden
- Dedicated dining room and separate utility
- Gas central heating & double glazing
- Driveway and double garage
- Modern open-plan dining kitchen
- Spacious living room with fireplace
- Family bathroom & ground floor WC
- Generous south-facing rear garden
- Peaceful cul-de-sac location

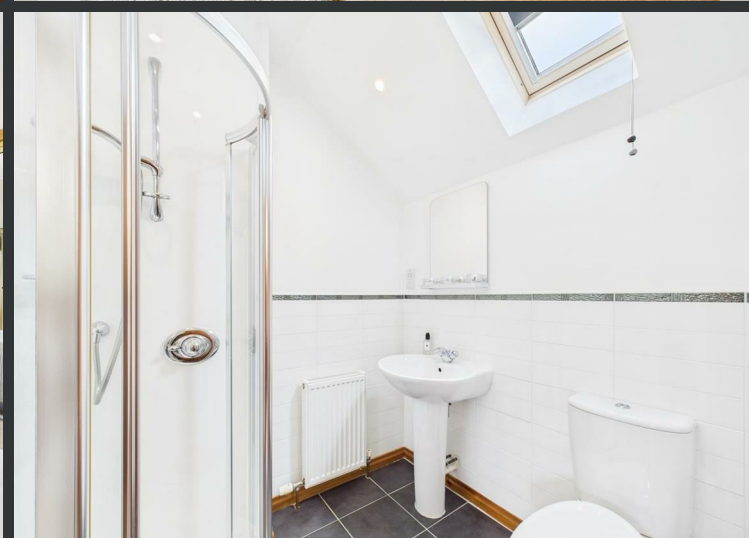
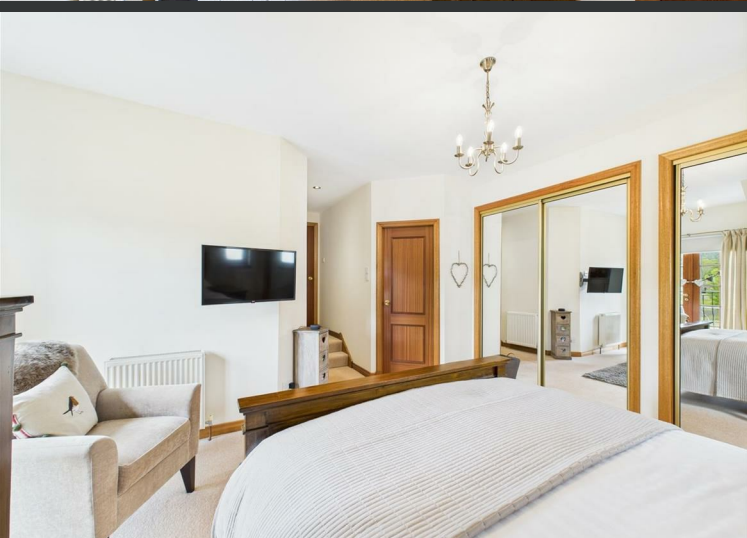
Welcome to 9 Clayton Park, a truly stunning five-bedroom detached villa situated in the heart of the ever-popular village of Bridge of Earn. Set within a beautifully maintained and sought-after cul-de-sac, this substantial family home spans approximately 2066 sqft of internal accommodation and offers a superb blend of style, flexibility, and space.

Step inside and you're greeted by an elegant hallway which flows into the formal living room with feature fireplace and large front-facing windows. The rear of the home showcases an impressive open-plan dining kitchen and sunroom, ideal for entertaining or family life, complete with modern units and breakfast bar, and doors leading directly out to the attractive south-facing garden. A separate utility room and a WC complete the practical ground floor, while a spacious dining room adds even more flexibility. Upstairs, five well-proportioned bedrooms - including 2 en-suites - a modern family bathroom and a bright landing. Externally, the very private rear garden is fully enclosed and perfect for outdoor enjoyment. The monoblock driveway to the front offers ample off-street parking, leading to a double garage. The property also enjoys an eye-catching open aspect to the front.

Offers over £475,000

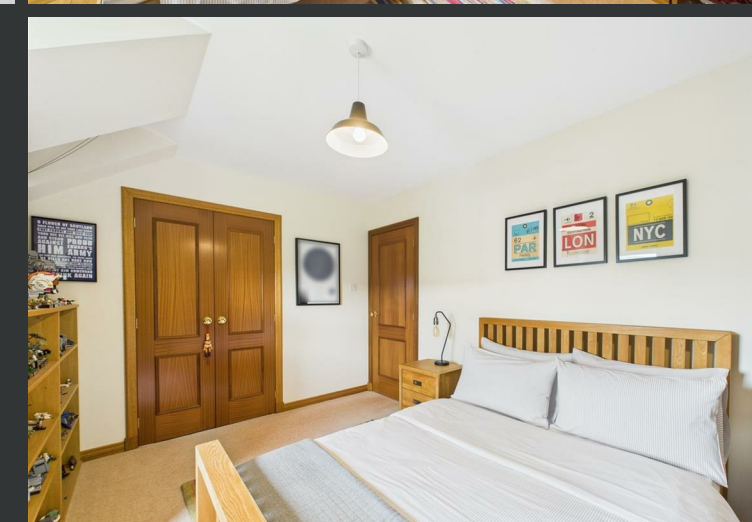




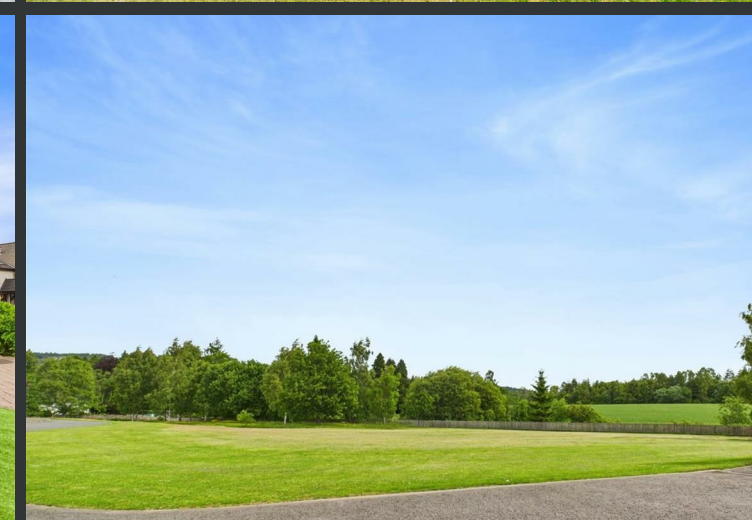


## Location

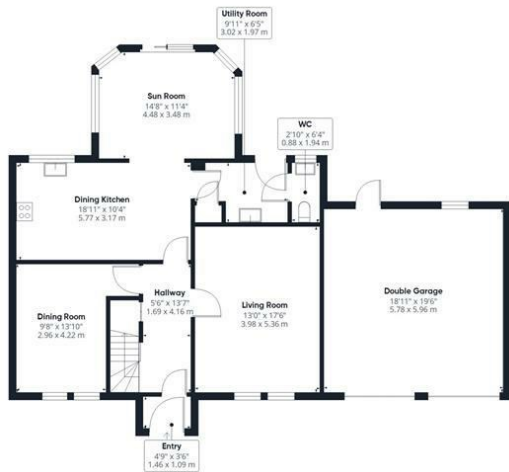
Bridge of Earn is a charming and well-connected village just a short drive south of Perth, offering the perfect mix of rural tranquillity and urban convenience. Residents enjoy access to a range of local amenities including shops, cafes, a primary school, and excellent leisure facilities. For commuters, the nearby M90 provides swift links to Perth, Edinburgh, and beyond, while regular public transport also services the area. Surrounded by open countryside and scenic walking routes, Bridge of Earn appeals to families and professionals alike seeking quality of life without compromising on accessibility. A peaceful and friendly place to call home.











Ground floor



Floor 1



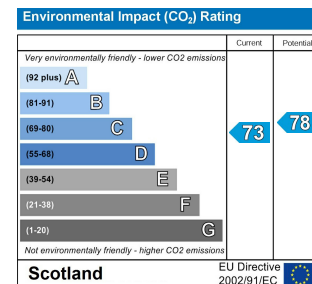
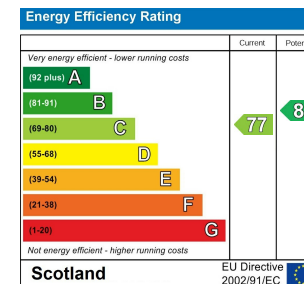
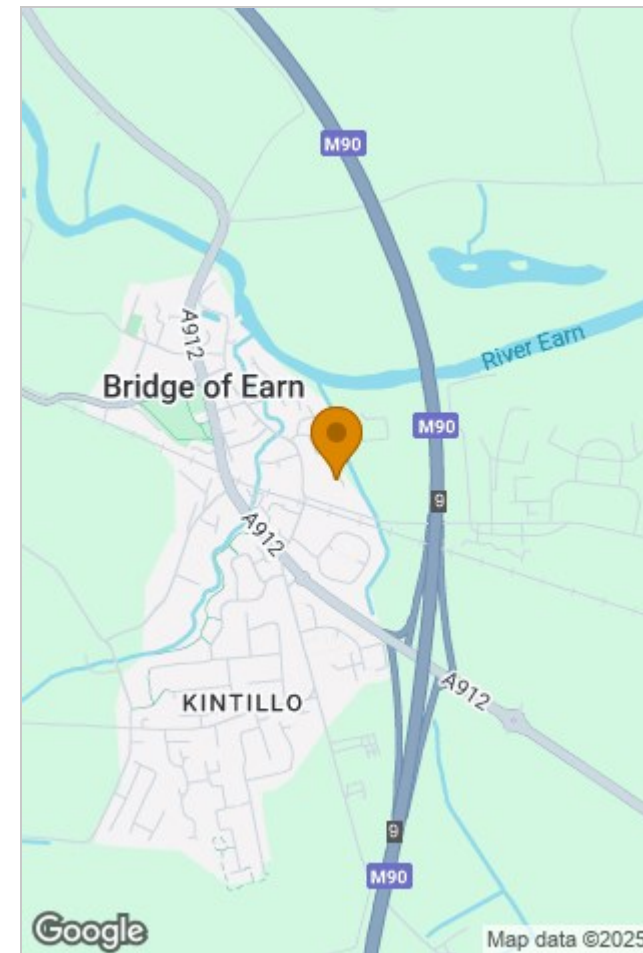
Approximate total area<sup>(1)</sup>  
2270 ft<sup>2</sup>  
211 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## 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.