



3 Dunbarney Avenue, Bridge Of Earn, PH2 9BP  
Offers over £260,000

 4  2  1  C



# 3 Dunbarney Avenue Bridge Of Earn, PH2 9BP

- Four-bedroom detached villa
- Bright and spacious living room
- Family bathroom and shower room
- Spacious accommodation throughout
- Low-maintenance front garden with driveway parking
- Presented in excellent condition
- Modern fitted kitchen
- Gas central heating & triple glazing
- Fully enclosed rear garden with patio and lawn
- Sought-after location, close to travel links

3 Dunbarney Avenue is a beautifully presented four-bedroom detached home, set in a quiet residential street in the popular village of Bridge of Earn. The property has been tastefully modernised throughout, offering stylish, move-in ready accommodation across two levels.

The ground floor welcomes you with a spacious hallway leading to a bright living room, complete with wood flooring and a large picture window that fills the room with natural light. The modern kitchen is fitted with sleek units, high-quality integrated appliances, and granite worktops, providing an elegant and practical space for family cooking. From here, doors open directly to the rear garden. The ground floor also offers two well-proportioned double bedrooms, one of which is currently used as a versatile sitting room with French doors to the garden, and a contemporary family bathroom. Upstairs, two further bedrooms enjoy lovely views, complemented by a second shower room. The flexible layout makes this home ideal for families or those seeking home office space. Externally, the property boasts a private rear garden, mainly laid to lawn with a seating area - perfect for entertaining. A driveway to the front provides generous off-street parking. Finished to a high standard throughout, this home combines modern comfort with excellent functionality, making it an ideal choice for a wide range of buyers.

Offers over £260,000

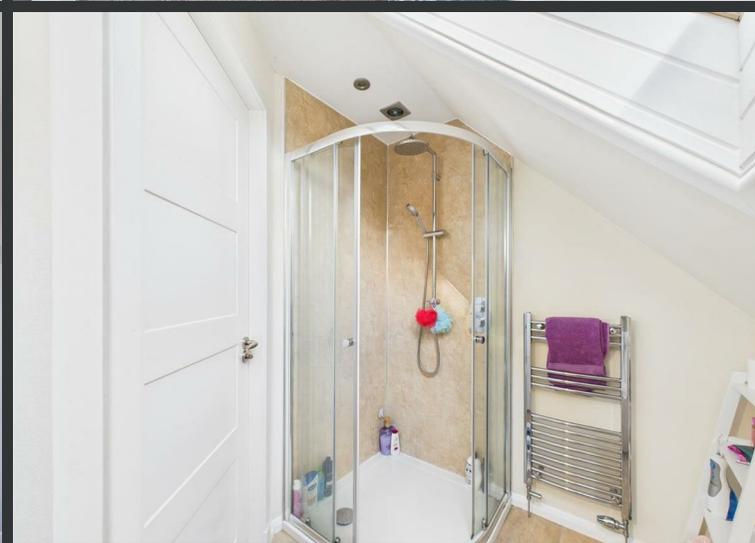




## Location

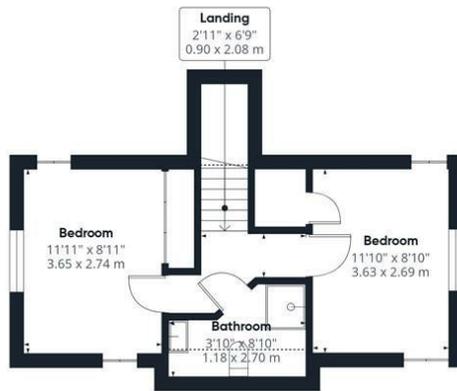
Bridge of Earn is a thriving village just a few miles south of Perth, offering an excellent blend of local amenities and easy access to city conveniences. The village benefits from primary schooling, shops, cafés, and sports facilities, while secondary schooling and a wider range of services are available in nearby Perth. Commuters enjoy quick access to the M90, providing routes to Edinburgh, Dundee, and beyond. The surrounding countryside offers scenic walks, golf courses, and outdoor pursuits, making it an attractive location for families and professionals alike. Bridge of Earn combines a welcoming community feel with excellent transport links.







Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1007 ft<sup>2</sup>  
93.5 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

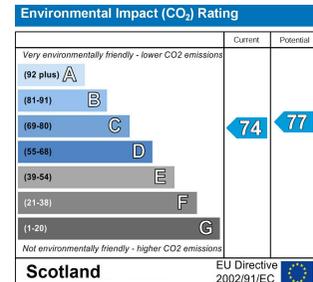
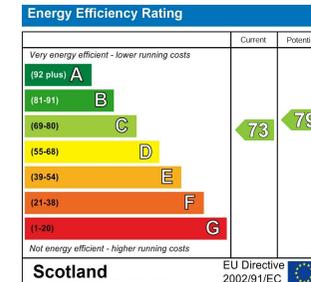
(1) Excluding balconies and terraces.

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.

