



**Premier
Properties**
Perth



Alleybank Forgandenny Road, Perth, PH2 9EZ Offers Over £347,500

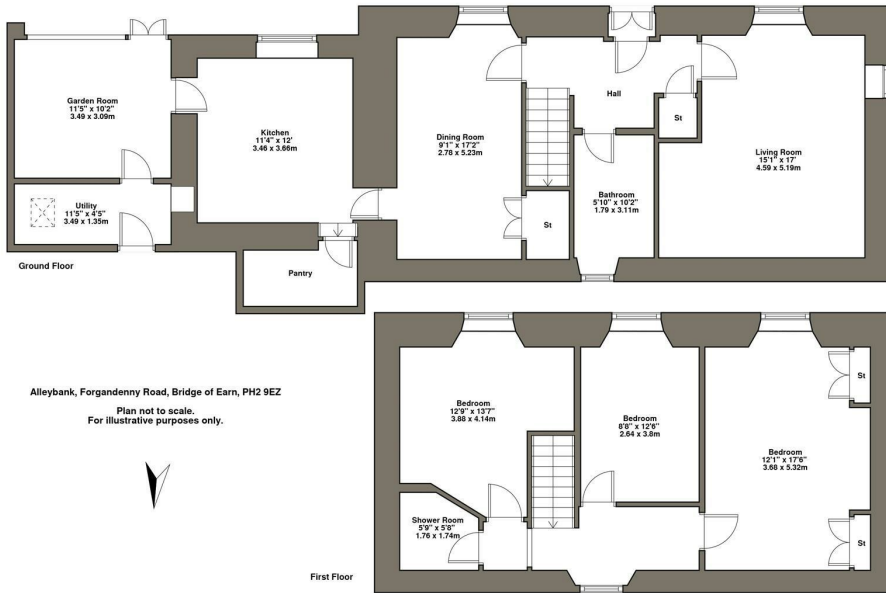


While the property would benefit from some modernisation, it has great character, wonderful views from all rooms and a southerly aspect. The windows are timber sash and casement single glazed and heat is provided via oil fired Redfyre stove which serves hot water panel radiators and also provides domestic hot water.

Set over two levels the accommodation comprises: GROUND FLOOR – entrance hall, lounge, dining room, 2 x storage cupboards, bathroom, kitchen (with pantry off), family room and utility room. FIRST FLOOR – landing, three bedrooms and shower room. Dishwasher and tumble dryer are included in the sale.

- 3 Bedrooms
- 3 Public Rooms
- Country Views
- Driveway
- Large Garden Grounds

Location: The property is located just outside the popular village of Bridge of Earn and is surrounded by beautiful countryside. Within the village there are regular transport links to Perth City Centre and easy access to the motorway network linking all major cities. There are a variety of local amenities including local co-op supermarket, bakery, hairdressers, children's nursery and a selection of pubs, restaurants and cafes. Both Strathallan and Kilgraston Schools are easily accessible. The property also offers easy access to Glenalmond College, Dunbarney Primary School and Craigclowan Prep School. The M90 motorway to Edinburgh is only a short drive away, as are road links to Glasgow, Inverness, Dundee and Aberdeen.



Alleybank, Forgandenny Road, Bridge of Earn, PH2 9EZ

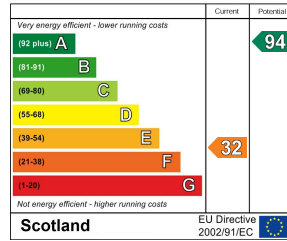
Plan not to scale.
For illustrative purposes only.



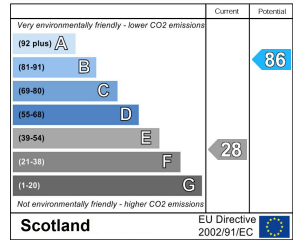
First Floor



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Scotland

EU Directive 2002/91/EC

Scotland

EU Directive 2002/91/EC



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