



**Premier  
Properties**  
Perth



## The Stables Dron, Perth, PH2 9HG

### Offers Over £345,000

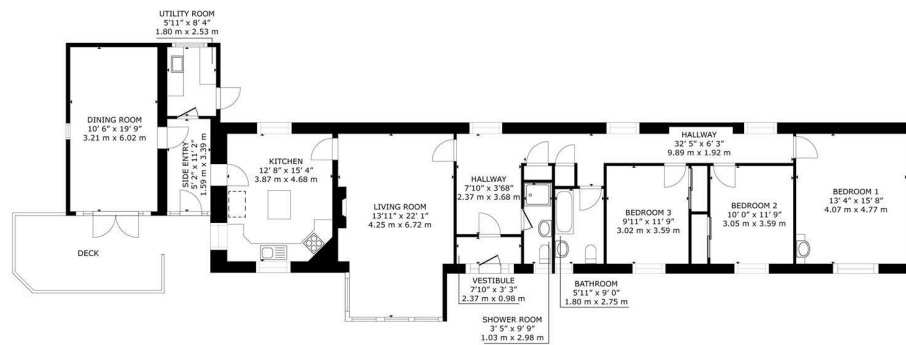
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The property is thoughtfully laid out across one level and comprises: a welcoming entrance hall, a spacious lounge, a separate dining room, a fully equipped kitchen with integrated appliances, a utility room with convenient access to the rear garden, three generously sized bedrooms, a shower room, and a family bathroom, completing the accommodation.

Externally, the property is set amidst a large, predominantly lawned garden. A decked area adjacent to the dining room offers the perfect spot for al fresco dining and relaxation during the warmer months. Off-street parking is available for several vehicles via a large, private driveway.

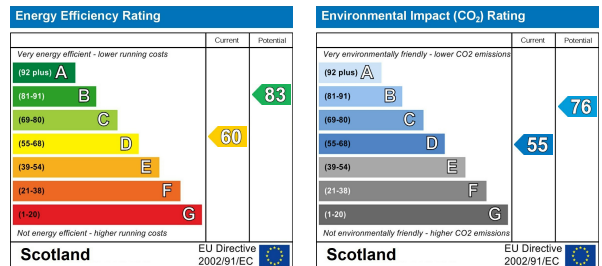
**Location:** The property is located just outside the popular village of Bridge of Earn and is surrounded by beautiful countryside. Within the village there are regular transport links to Perth City Centre and easy access to the motorway network linking all major cities. There are a variety of local amenities including local co-op supermarket, bakery, hairdressers, children's nursery and a selection of pubs, restaurants and cafes. Strathallan is 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.

- 3 Bedrooms
- Charming features
- Country views
- Driveway
- Large garden grounds



The Stables, Dron Bridge Of Earn, Perth, PH2 9HG

GROSS INTERNAL AREA  
FLOOR PLAN 159.2 m<sup>2</sup> (1,714 sq.ft.)  
EXCLUDED AREAS - DECK 14.5 m<sup>2</sup> (156 sq.ft.)  
TOTAL : 159.2 m<sup>2</sup> (1,714 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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