



**Premier
Properties**
Perth



Aldean Side Street, Perth, PH2 9AD

Offers Over £115,000



The spacious accommodation comprises of main door access, welcome entrance hall, spacious living room, modern kitchen, 2 double bedrooms and a newly fitted bathroom. The property offers fantastic storage solutions throughout.

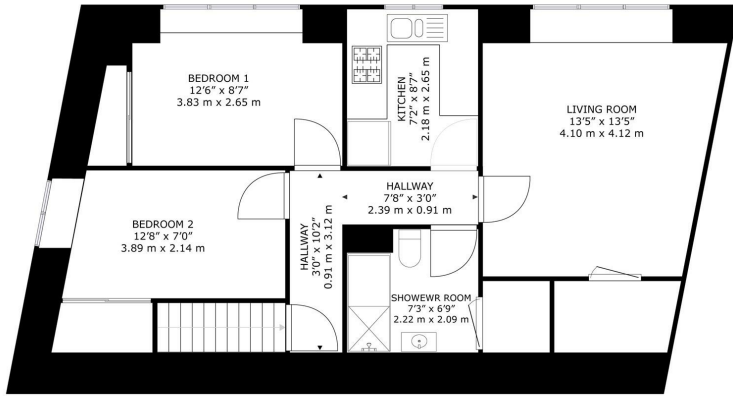
Externally, the property is located in a quiet position and benefits from well kept shared garden grounds with a seating area. Parking is available on street.

Bridge of Earn is known for its friendly community and picturesque surroundings, making it an excellent choice for those who appreciate a tranquil lifestyle. The town boasts a range of local shops, cafes, and recreational facilities, all within easy reach. Additionally, the nearby city of Perth offers further amenities and services, ensuring that you are never far from what you need.

This flat presents a wonderful opportunity for anyone looking to settle in a serene environment while enjoying the benefits of town life. With its appealing features and prime location, this property is not to be missed.

- 2 bedrooms
- 1 modern bathroom
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Quiet Side Street location
- Perfect for first-time buyers
- Viewing highly recommended
- Shared garden grounds





Aldean, Side Street Bridge Of Earn, Perth, PH2 9AD

GROSS INTERNAL AREA
TOTAL: 575 sq.ft, 53.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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