



**45 Clayton Road, Perth
PH2 9AG**

Offers over £189,950

Simple Approach are pleased to welcome this lovely family home set on Clayton Road, Bridge of Earn to the market. This house presents an excellent opportunity for those seeking a comfortable family home. With three spacious bedrooms, a sizable kitchen with ample room to dine, WC, bathroom and lounge this property is perfect for families or individuals looking for space.

One of the standout features of this home is the large private garden, providing ample outdoor space for leisure and recreation. Additionally, the driveway offers ample parking, a valuable asset in this sought-after location.

Bridge of Earn is known for its excellent transport links, making commuting to nearby towns and cities a breeze. This property not only offers a lovely home but also the benefits of a vibrant community and easy access to local amenities.

In summary, this house on Clayton Road is a fantastic opportunity for anyone looking to enjoy a modern lifestyle in a picturesque setting. With its generous living space, private garden, and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your new home.

Lounge

12'7" x 13'10" (3.86 x 4.22)

7'0" x 6'10" (2.14 x 2.09)

Kitchen

9'10" x 19'10" (3.02 x 6.05)

Downstairs WC

5'1" x 3'0" (1.57 x 0.92)

Bedroom One

12'7" x 8'9" (3.86 x 2.68)

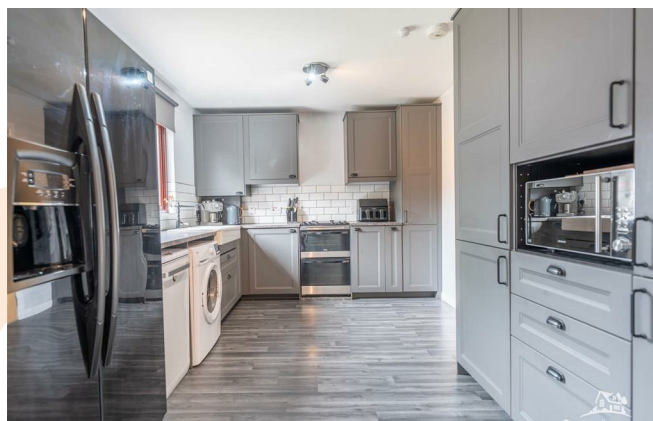
Bedroom Two

12'11" x 8'6" (3.94 x 2.61)

Bedroom Three

12'5" x 7'6" (3.80 x 2.30)

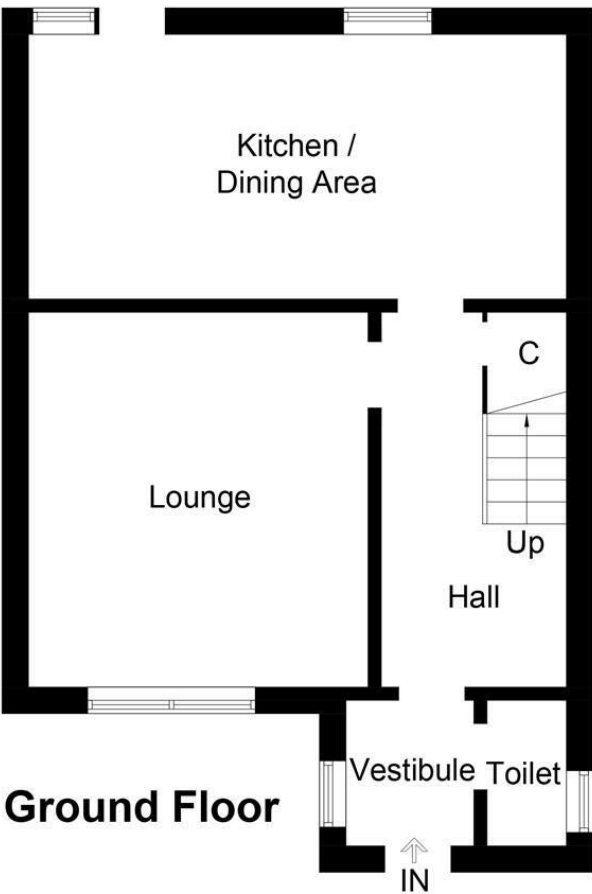
Family Bathroom



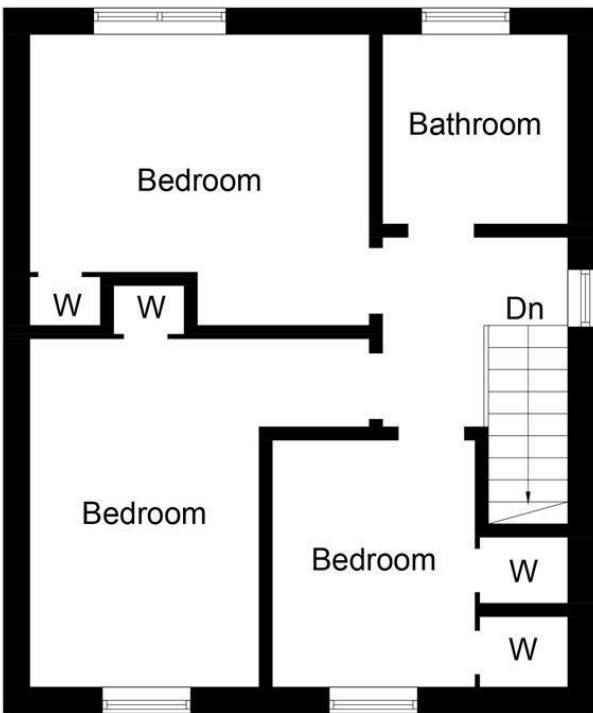


- Three Bedroom, Semi-Detached House
- Modern, Move In Condition
- Spacious Accommodation
- Large Rear Garden And Private Parking
- Gas Central Heating And Double Glazing
- Sought After Location
- Good Transport Links To Larger Cities



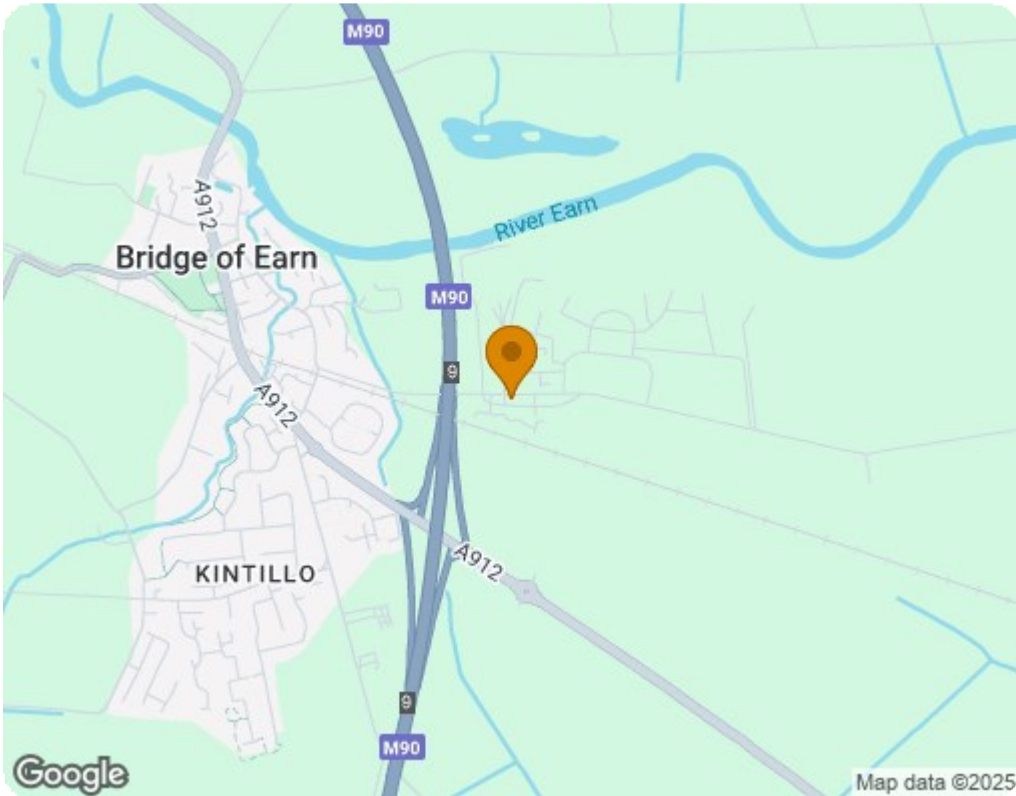


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204193)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		