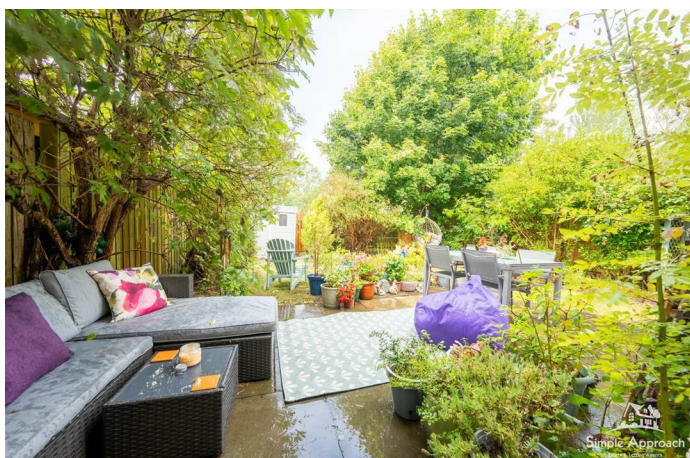


Simple Approach



**75 Alexander Drive, Perth
PH2 9FG**

Offers over £69,950

Located in the sought-after village of Bridge of Earn, Perth, this beautifully presented three-bedroom Quarter Share home on Alexander Drive offers a perfect blend of comfort and modern living. Upon entry, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the property. The spacious lounge is filled with natural light, creating a warm and relaxing atmosphere, while the open-plan kitchen and dining area provides an ideal space for both everyday living and dining. A convenient downstairs WC adds to the practicality of the ground floor layout. Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the home enjoys a private rear garden, perfect for outdoor activities or peaceful relaxation, along with a private driveway offering off-street parking. This is a fantastic opportunity to purchase a stylish, move-in-ready home in a quiet yet well-connected residential area.

Lounge

13'9" x 11'3" (4.21 x 3.45)

7'0" x 6'10" (2.15 x 2.09)

Kitchen / Dining

18'6" x 9'10" (5.66 x 3.01)

Downstairs W/C

5'1" x 2'11" (1.57 x 0.90)

Master Bedroom

11'3" x 10'10" (3.45 x 3.31)

Bedroom Two

13'0" x 11'3" (3.97 x 3.45)

Bedroom Three

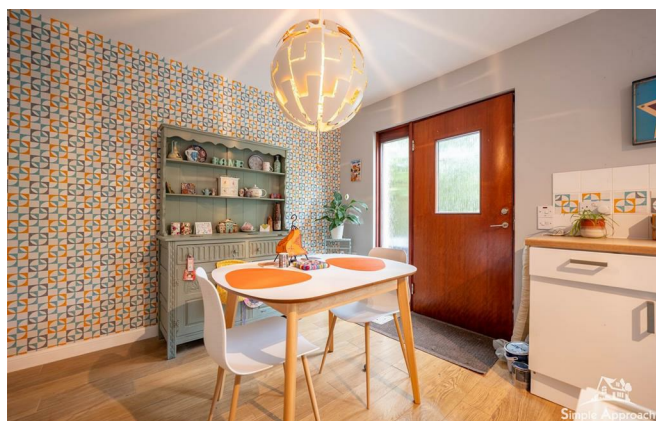
9'2" xx 7'6" (2.80 xx 2.31)

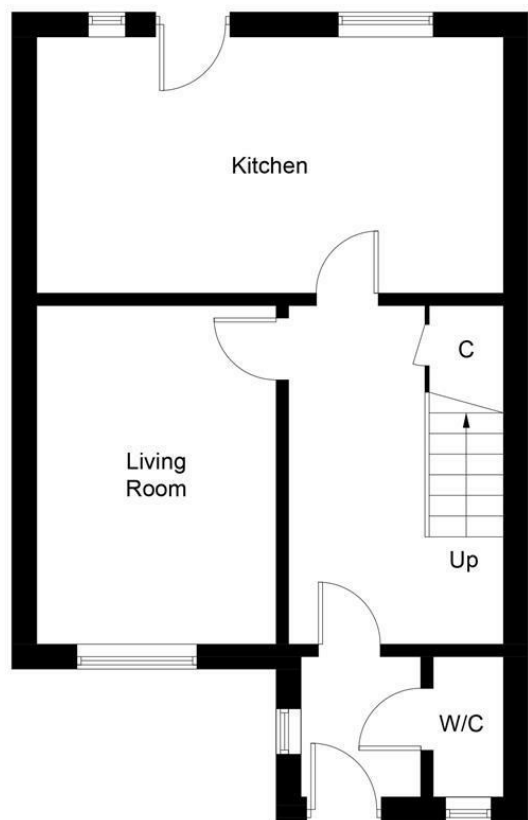
Family Bathroom



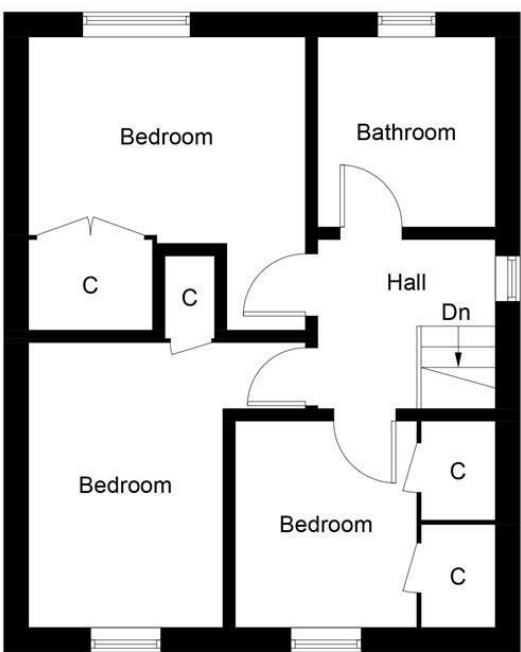


- Quarter Share House In Bridge Of Earn (£345.87 Monthly Occupancy Charge To Hillcrest Housing)
- Gas Central Heating & Double Glazing
- Private Driveway
- Three Generous Bedrooms
- Bright Lounge
- Private South Facing Rear Garden
- Highly Sought After Location
- Open Plan Kitchen/Dining Area



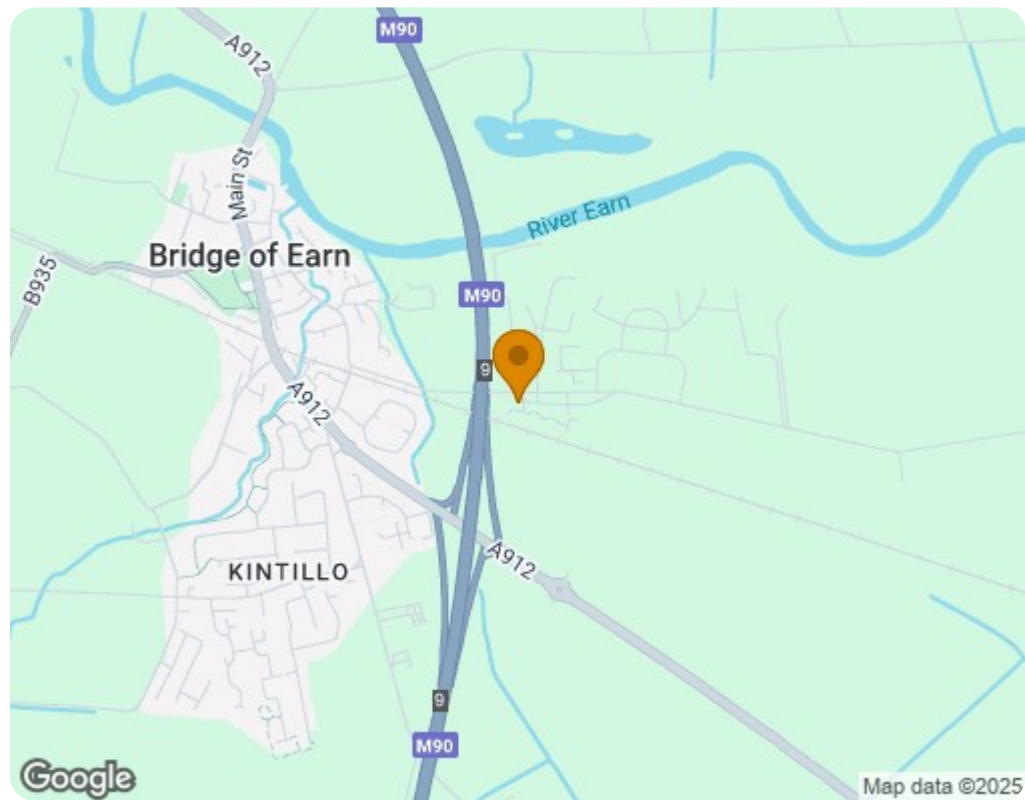


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229086)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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		
(81-91) B	84	85
(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		