

Simple Approach



24 Bridgend Court Main Street, Perth

PH2 7HN

Offers over £127,950

This bright and spacious ground floor flat on Bridgend Court Perth, this delightful flat offers a perfect blend of comfort and convenience. Boasting two generous bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space.

As you enter, you are welcomed by a bright and spacious lounge that features stunning views, creating an inviting atmosphere for relaxation or entertaining guests. The flat is equipped with electric heating and double glazing, ensuring warmth and energy efficiency throughout the year. It is in move-in condition, allowing you to settle in without delay.

Additionally, the property includes a car port, providing a private parking space for your convenience. The location is superb, with easy access to all local amenities, excellent transport links, and picturesque riverside walks, making it an ideal spot for those who appreciate both nature and urban living.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. Don't miss the chance to make this charming flat your new home.

Open Plan Lounge/Diner

8'7" x 24'11" (2.62 x 7.60)

Kitchen

17'5" x 11'8" (5.33 x 3.58)

Bedroom One

11'4" x 11'1" (3.46 x 3.38)

Bedroom Two

13'3" x 9'4" (4.06 x 2.87)

Shower Room

4'7" x 6'5" (1.41 x 1.96)





- Ground Floor Flat
- Move In Condition
- Close To All Local Amenities, Transport Links & Riverside Walks
- Bright & Spacious Lounge
- Electric Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options
- Two Generous Bedrooms
- Car Port Providing A Private Parking Space



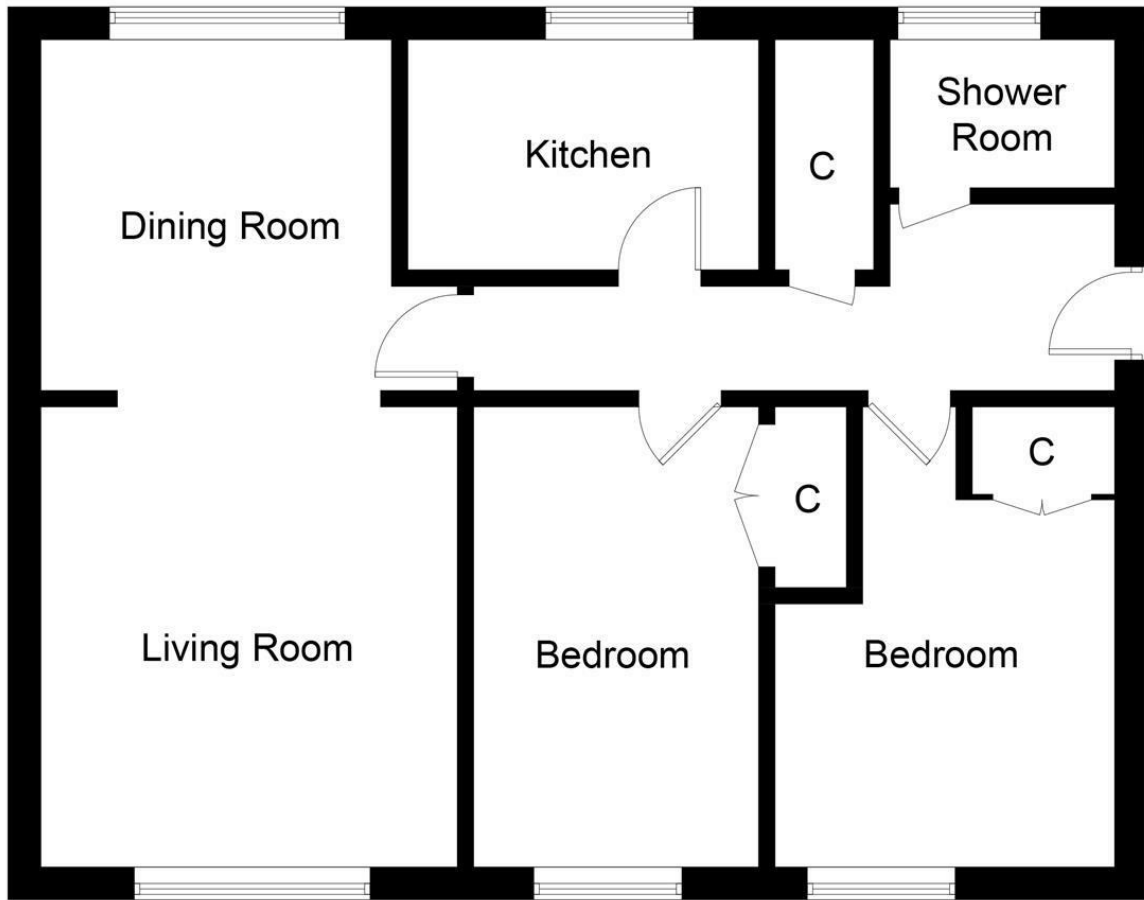
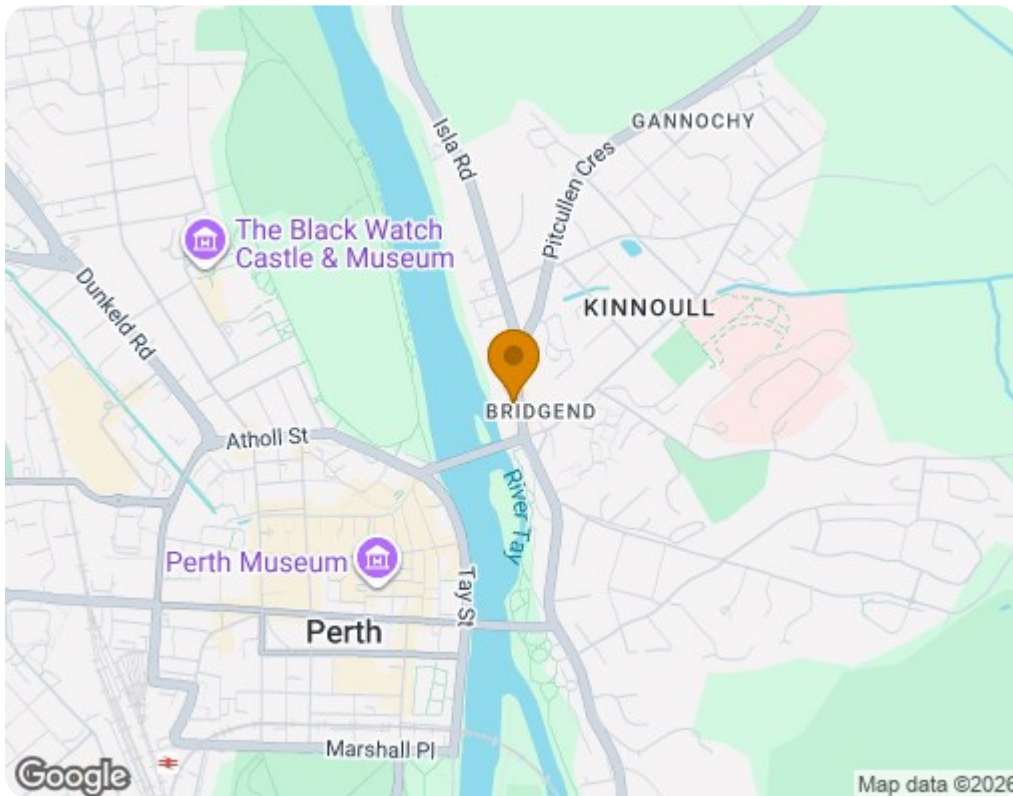


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313497)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F		38	
(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	90
(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	