

Simple Approach



**38 Ptak Way, Perth  
PH2 9FT**

**Offers over £328,000**

This beautifully presented detached family home on the sought-after Ptak Way offers modern living in a peaceful residential setting. Designed with both comfort and practicality in mind, the property provides generous accommodation across two levels, complemented by a private garden, private driveway and garage. Upon entering, you are welcomed by a bright and spacious lounge, filled with natural light and offering the perfect setting for relaxation or entertaining. The heart of the home is the stylish open-plan kitchen and dining area, complete with a breakfast bar feature. This modern space is ideal for family gatherings and casual dining, with direct access to the garden enhancing indoor-outdoor living. A separate utility room adds convenience, while a downstairs WC completes the ground floor layout.

Upstairs, the property boasts four well-proportioned bedrooms. Two of the bedrooms benefit from their own en suite shower rooms, providing privacy and comfort, while the remaining bedrooms are served by a modern family bathroom. The home further benefits from gas central heating and double glazing throughout, ensuring energy efficiency and warmth year-round. Externally, there is a private driveway leading to an integral garage, providing secure parking and additional storage. The well-maintained rear garden offers a safe and attractive outdoor space for families to enjoy. Located in the charming village of Bridge of Earn, the property enjoys excellent transport links to Perth and beyond, along with access to local amenities, schooling and scenic countryside walks.

This is an ideal home for growing families seeking a balance of modern comfort, space, and a welcoming community setting.

**Lounge**  
14'10" x 14'2" (4.55 x 4.54)

**Bedroom Two**  
8'9" x 13'3" (2.67 x 4.04)

**Kitchen / Dining Area**  
9'5" x 18'3" (2.89 x 5.58)

**Ensuite Shower Room**  
4'9" x 6'1" (1.47 x 1.86)

**Utility Room**  
6'5" x 8'8" (1.98 x 2.65)

**Bedroom Three**  
7'10" x 10'4" (2.40 x 3.16)

**Downstairs WC**  
4'7" x 5'8" (1.42 x 1.74)

**Bedroom Four**  
7'9" x 10'5" (2.37 x 3.18)

**Master Bedroom**  
12'6" x 12'4" (3.82 x 3.76)

**Family Bathroom**  
8'5" x 6'10" (2.59 x 2.10)

**Ensuite Shower Room**  
5'4" x 5'9" (1.65 x 1.76)





- Impressive Detached House
- Modern, Open Plan Kitchen/Dining Area
- Private Driveway & Garage
- Well Maintained Rear Garden
- Four Generous Bedrooms
- Bright & Spacious Lounge
- Sought After Location
- Two Ensuite Shower Rooms & A Family Bathroom
- Gas Central Heating & Double Glazing
- Ideal Family Home





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 