

Simple Approach



**Parkview Main Street, Perth
PH2 9PL**

Offers over £179,950

This beautifully presented maisonette flat on Main Street, Bridge Of Earn, Perth offers a stylish and spacious home, finished throughout to an excellent standard and decorated with great taste. The property provides generous accommodation over two floors and is ideally suited to families, couples or those looking for a ready-to-move-in home.

The bright and spacious lounge provides a welcoming main living area with an open fire, the stunning open-plan kitchen and dining space is a particular highlight. The contemporary kitchen features a central island with a breakfast bar, creating a fantastic space for both everyday dining and entertaining guests.

There are three generous bedrooms in total, with one located on the first floor and two further bedrooms upstairs. The property also benefits from two beautifully presented shower rooms, with one on each level, offering excellent practicality and convenience.

The home further benefits from gas central heating and double glazing throughout. Externally, there is a well-presented private garden area providing a pleasant outdoor space, and a driveway for 2/3 cars within the private outdoor space

Lounge
A truly beautiful and stylish home, this impressive maisonette offers spacious accommodation, attractive modern interiors and a fantastic location within the popular village of Bridge Of Earn. Viewing is essential to appreciate all that is on offer here at Parkview, Main Street, Bridge Of Earn.

Kitchen/Dining Area
23'11" x 11'11" (7.29 x 3.64)

Shower Room (Down Stairs)
7'6" x 5'10" (2.29 x 1.79)

Bedroom One (Downstairs)
11'4" x 11'1" (3.47 x 3.40)

Bedroom Two (Upstairs)
11'6" x 15'3" (3.51 x 4.65)

Bedroom Three (Upstairs)
15'0" x 11'7" (4.58 x 3.54)

Shower Room (Upstairs)





- Beautifully Presented Maisonette Flat With Private Parking
- Stunning Open-Plan Kitchen & Dining Area
- Popular Bridge Of Earn Location
- Traditional Open Fire In The Lounge
- Stylishly Decorated Throughout
- Contemporary Kitchen With Island & Breakfast Bar
- Gas Central Heating & Double Glazing Throughout
- Three Generous Bedrooms
- Two Stylish Shower Rooms
- Private Garden That Gets The Sunshine From Morning to 7pm Roughly





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(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		
(69-80) C		
(55-68) D	67	71
(39-54) E		
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