

Bridgeview, Main Street, Bridge Of Earn, Perth, PH2 9PN

Offers Over £150,000

NEXTHOME
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Buying with Next Home

Bridgeview, Main Street, Bridge Of Earn, Perth, PH2 9PN

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About the Area

Bridge of Earn is a popular village approximately four miles south of Perth, offering a welcoming community and a good range of local amenities. These include a primary school, nursery, convenience stores, cafés, restaurants, a health centre and recreational facilities.

The village is well placed for commuting, with regular bus services and easy access to the M90, connecting Perth, Dundee, Edinburgh and the wider central belt. Further shopping, leisure and transport links are available in nearby Perth.

The surrounding countryside provides plenty of opportunities for walking, cycling and outdoor pursuits, making Bridge of Earn an attractive location for a wide range of buyers.











Property Summary

This completely refurbished two-bedroom apartment forms part of the former Doctors Surgery on Main Street, Bridge of Earn.

Stripped back to the bare walls, the property has been comprehensively upgraded with new insulation, rewiring, re-plumbing and a reconfigured layout. The accommodation comprises an entrance hall, spacious open-plan kitchen, lounge and dining area, two bedrooms and a contemporary shower room.

The kitchen includes an integrated fridge/freezer, washing machine, oven and four-ring electric hob. The generous lounge offers ample room for a range of furniture and provides direct access to the private garden.

Engineered oak flooring flows through the main living areas, with carpets fitted in both bedrooms. The front bedroom benefits from bespoke shelving, while the rear bedroom features a large walk-in wardrobe.

The tastefully finished shower room features quality tiling, a large walk-in shower, WC and wash-hand basin. Further benefits include double-glazed sash-and-case windows and gas central heating.

Unit 2 enjoys its own private garden, along with access to the communal drying green.





Key property features

- Completely refurbished throughout
- Two generous bedrooms
- Spacious open-plan kitchen, dining and lounge
- Direct access to a private garden
- Integrated kitchen appliances
- Large walk-in wardrobe in the rear bedroom
- Bespoke shelving in the front bedroom
- Stylish shower room with a large walk-in shower
- Double-glazed sash-and-case windows
- Gas central heating and access to a communal drying green




















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Floorplans


WARDROBE
BEDROOM
SHOWER ROOM
KITCHEN / LOUNGE / DINER
BEDROOM
UNIT 2

Property Room Sizes

KITCHEN/LOUNGE/DINIING

16' 0" x 14' 9" (4.9m x 4.5m)

BACK BEDROOM

11' 5" x 10' 9" (3.5m x 3.3m)

FRONT BEDROOM

11' 1" x 9' 2" (3.4m x 2.8m)

SHOWER ROOM

9' 2" x 6' 6" (2.8m x 2m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

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