Simple Approach

Estate Agents







24 Earnbank, Perth
PH2 9XA

Offers over £99,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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*** Please note that some images have been AI-generated to demonstrate the property's potential when staged. They are for illustrative purposes only and may not accurately reflect the current appearance or room proportions. ***

In the much-admired village of Bridge of Earn, this delightful two-bedroom first floor apartment offers a wonderful opportunity for those seeking a peaceful retirement in a highly sought-after area. Designed specifically for individuals over the age of 50, this property is part of a well-regarded retirement development that promotes a sense of community and comfort.
Upon entering, you will find a spacious lounge that is bright and inviting, perfect for relaxation or entertaining guests. The two double bedrooms provide ample space for rest and personalisation, ensuring a comfortable living environment. The property also features a well-appointed shower room, catering to all your essential needs.

One of the standout features of this property is the resident's common room, thoughtfully designed to encourage social interaction and sense of community. Available to all residents, this welcoming space includes a kitchen area, making it ideal for gatherings and shared activities. The property further benefits from private parking for added convenience and peace of mind.
The property is equipped with electric heating, ensuring warmth and comfort throughout the year. Its location in the picturesque Bridge of Earn allows for easy access to local amenities, scenic walks, and the beautiful Perthshire countryside, making it an ideal choice for those looking to embrace a relaxed lifestyle.

This property presents a unique opportunity to enjoy a tranquil retirement in a vibrant community. Do not miss the chance to make this lovely apartment your new home.

Lounge
14'2" x 10'10" (4.32 x 3.32)

Kitchen
7'11" x 14'2" (2.43 x 4.33)

Bedroom One
9'8" x 9'4" (2.95 x 2.86)

Bedroom Two
10'11" x 9'8" (3.33 x 2.97)

Shower Room
8'7" x 5'4" (2.62 x 1.63)









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- First Floor Apartment Retirement Development (Over 50s) The Building Comes With A Lift For Easy Access
- Two Double Bedrooms
- Highly Sought After Area
- Picturesque Views
- Residents Private Parking
- Bright & Spacious Lounge
- Common Room & Kitchen Area For All Residents
- Electric Heating & Double Glazing
- Management Factor Fees, Please See The Home Report For Details

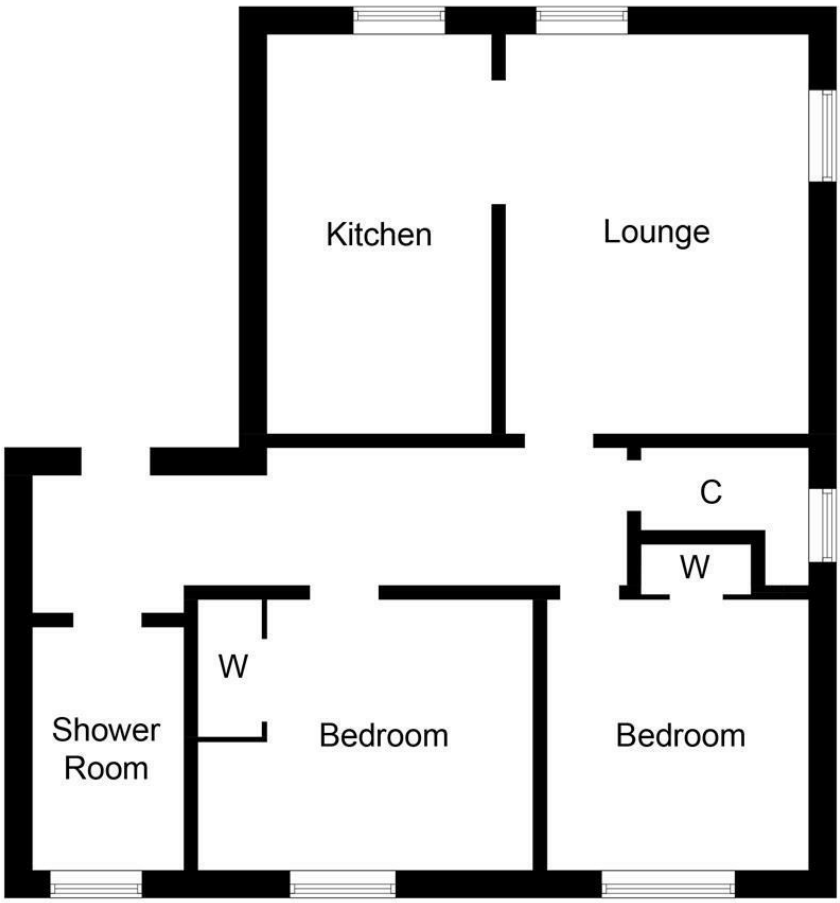




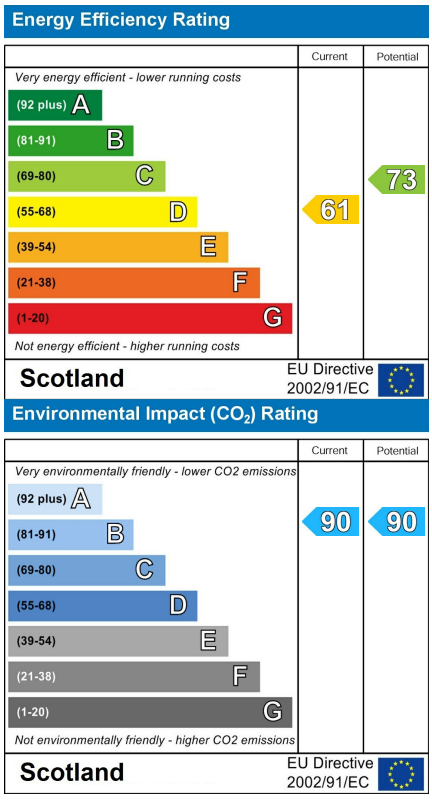




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