Simple Approach

Estate Agents







Davleen Main Street, Perth
PH2 9PL

Offers over £123,950

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

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Positioned in the charming village of Bridge of Earn, this two-storey Apartment on Main Street presents an exciting opportunity for those with a vision. The property boasts a spacious layout, featuring three generous bedrooms that provide ample room for family living or guest accommodation.

The communal back garden offers a delightful outdoor space, perfect for relaxation or social gatherings. With double glazing throughout, the home ensures a comfortable environment, keeping warmth in during the colder months while reducing noise from the outside.

Situated in the sought-after location of Bridge of Earn, this property is not only a home but also a canvas for potential refurbishment. It is ideal for builders, developers, or experienced renovators looking to create something truly special. The area is known for its community spirit and convenient access to local amenities, making it a desirable place to live.

This property is a rare find, offering excellent potential for those looking to invest in a project that can be tailored to their personal taste and style. Whether you are seeking a family home or a renovation project, this house is ready to welcome its new owners. Don't miss the chance to explore the possibilities that await in this lovely part of Perth.

Lounge
16'0" x 12'2" (4.90 x 3.73)

Kitchen
11'9" x 10'2" (3.60 x 3.12)

Dining Room
11'7" x 9'1" (3.55 x 2.79)

Family Bathroom (Downstairs)
11'0" x 4'11" (3.36 x 1.52)

Bedroom One
16'0" x 10'8" (4.89 x 3.26)

Bedroom Two
11'3" x 9'6" (3.43 x 2.91)

Bedroom Three
9'10" x 10'7" (3.00 x 3.25)

Family Bathroom (Upstairs)
9'4" x 6'7" (2.87 x 2.02)











- Two Story Apartment
- Double Glazing & Gas Heating
- Ideal for builders, developers or experienced renovators
- Spacious Throughout
- Sought After Bridge Of Earn Location
- Communal Back Garden
- Three Generous Bedrooms
- Offering Excellent Potential For Refurbishment
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

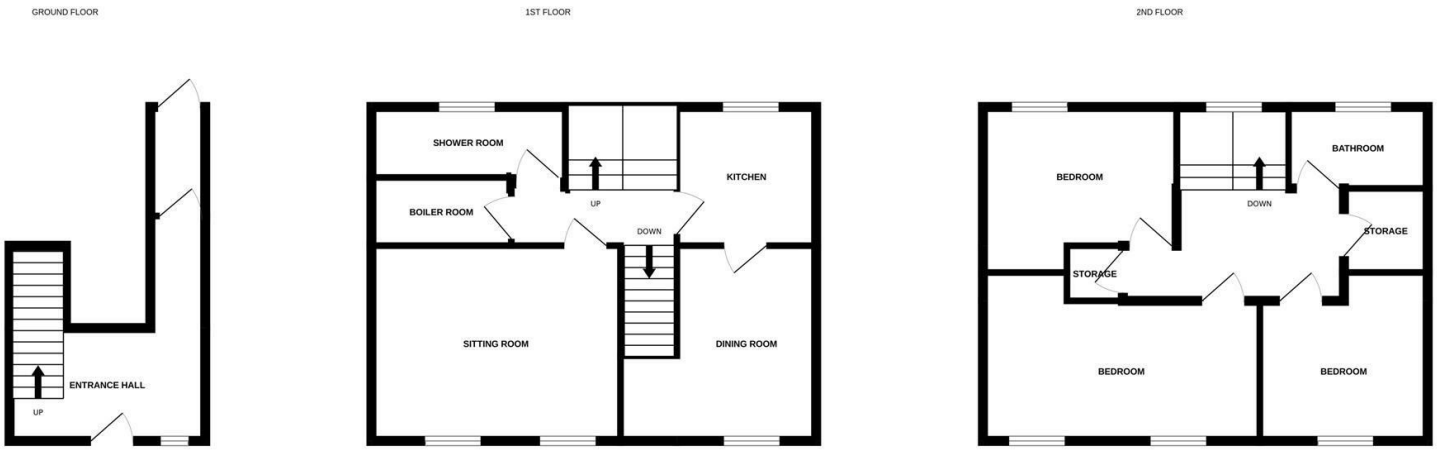






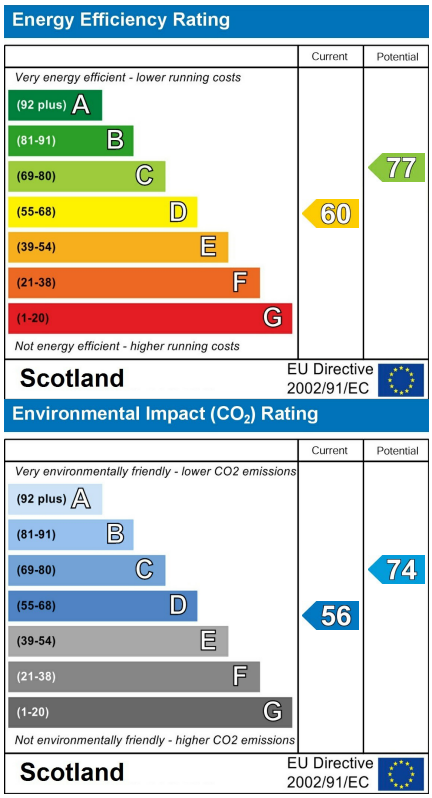


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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