

Simple Approach



**1 Grove Lane, Bridge of Earn  
PH2 9BN**

**Offers over £263,950**

Located within the highly sought-after village of Bridge of Earn, this well-presented detached home on Grove Lane offers a fantastic opportunity for buyers seeking a spacious and versatile family property in a desirable setting.

The accommodation is both flexible and generously proportioned throughout. On the ground floor, a bright and spacious lounge provides a welcoming environment for relaxing and entertaining. The kitchen is well laid out with ample storage and workspace, ideal for everyday living. Also on the ground level is a versatile bedroom, currently utilised as a games room complete with a pool table, offering flexibility to suit a variety of needs such as a home office, playroom or guest bedroom. A convenient downstairs shower room completes the lower level.

Upstairs, the property boasts two further well-proportioned bedrooms, along with a handy WC, adding to the practicality of the home.

Externally, the property enjoys a well-maintained garden, providing a great outdoor space to relax or entertain. There is also a private driveway and a garage, ensuring ample off-street parking and additional storage.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Set within a very desirable location, close to local amenities, schooling and transport links, this fantastic home will appeal to a wide range of buyers. Early viewing is highly recommended to appreciate all that is on offer.

**Lounge**

22'7" x 11'1" (6.90 x 3.40)

**Bedroom Three**

12'1" x 8'8" (3.70 x 2.65)

**Kitchen**

16'1" x 8'2" (4.92 x 2.49)

**Upstairs WC**

7'10" x 3'9" (2.40 x 1.16)

**Downstairs Bedroom**

18'6" x 9'5" (5.65 x 2.89)

**Downstairs Shower Room**

9'3" x 5'2" (2.83 x 1.58)

**Conservatory**

17'7" x 12'8" (5.37 x 3.88)

**Master Bedroom**

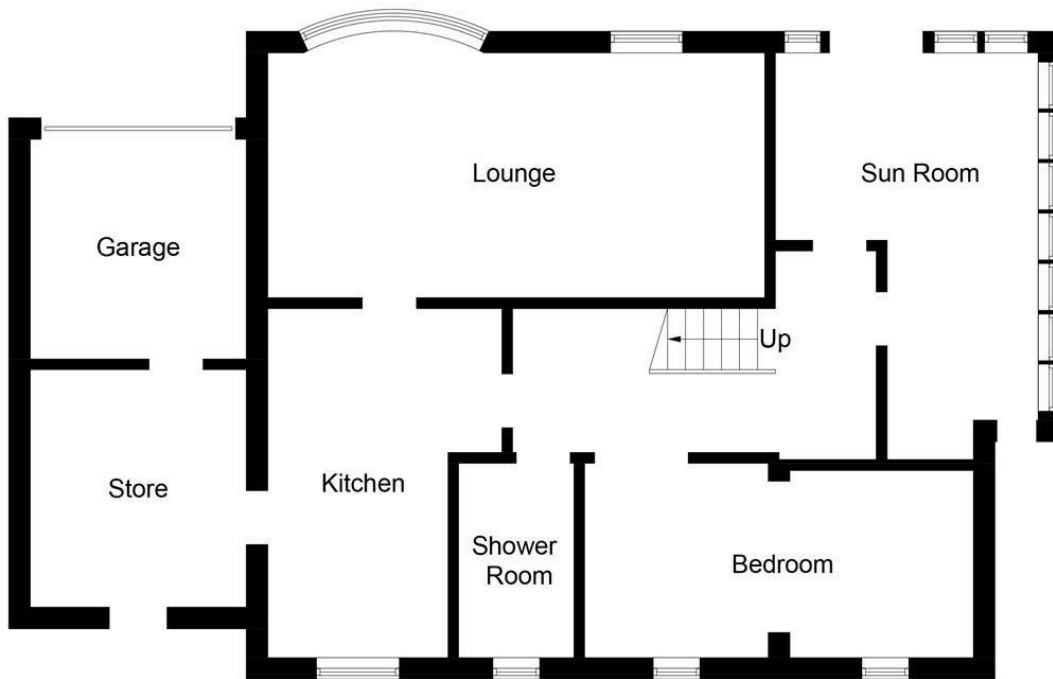
10'0" x 12'9" (3.07 x 3.89)



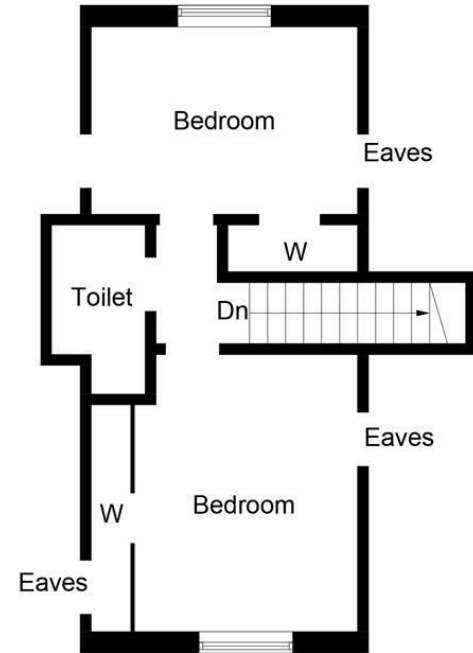


- Detached Family Home
- Three Generous Bedrooms
- Bright & Spacious Lounge
- Sizeable Kitchen
- Gas Central Heating & Double Glazing
- Well Maintained Private Garden
- Private Driveway & Garage
- Highly Sought After Location

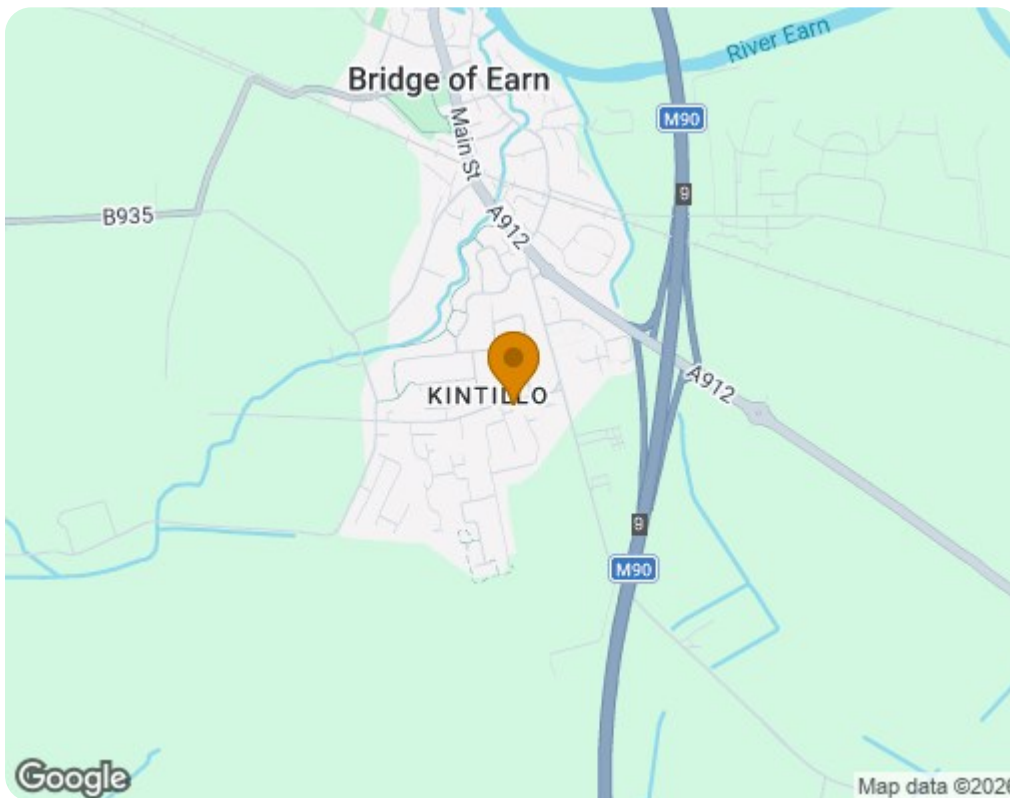




Ground Floor



First Floor



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>		<b>78</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
Scotland 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>		<b>73</b>
(55-68) <b>D</b>	<b>61</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>		
Scotland EU Directive 2002/91/EC		