

Simple Approach



Estate Agents



**77 Alexander Drive, Perth
PH2 9FG**

Offers over £64,950

*** QUARTER SHARE PROPERTY - 25% OWNERSHIP ONLY ***

Located in the attractive and much sought-after area of Bridge of Earn, this charming quarter share house on Alexander Drive presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts three generous bedrooms, providing ample space for families or individuals looking for extra room. As you enter, you will find a spacious kitchen and dining area, perfect for entertaining guests or enjoying family meals. The bright lounge offers a welcoming atmosphere, ideal for relaxation after a long day. The layout of the home is designed to maximize both space and light, creating a warm and inviting environment.

The property also features a private driveway, ensuring convenient parking, while the south-facing rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings. With gas central heating throughout, you can be assured of warmth and comfort during the colder months.

This house is not just a home; it is a lifestyle choice in a community that is both vibrant and peaceful. With its excellent location, you will have easy access to local amenities and the beautiful surroundings of Perthshire. This property is a fantastic opportunity for anyone looking to invest in a desirable area. Don't miss your chance to make this lovely house your new home.

Lounge

11'4" x 13'10" (3.46 x 4.22)

6'2" x 6'9" (1.88 x 2.08)

Kitchen

9'10" x 18'6" (3.01 x 5.65)

Downstairs WC

3'0" x 5'1" (0.92 x 1.57)

Bedroom One

11'4" x 8'9" (3.46 x 2.69)

Bedroom Two

12'11" x 7'3" (3.95 x 2.22)

Bedroom Three

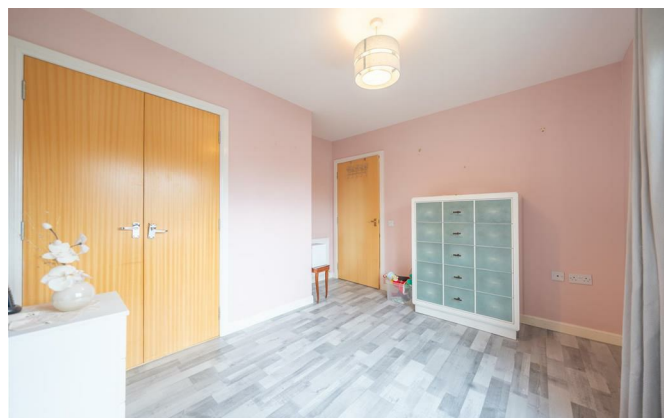
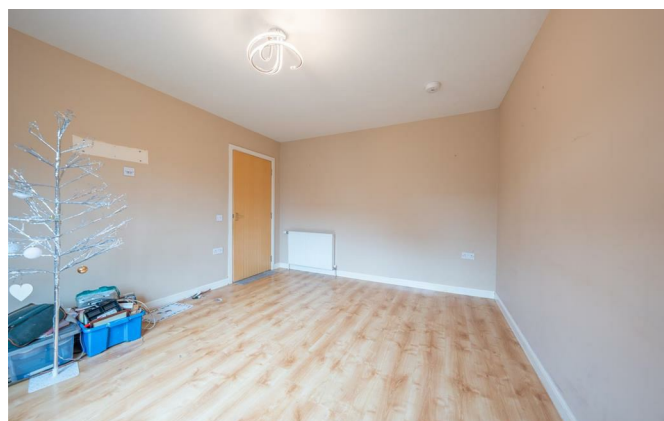
9'3" x 7'7" (2.83 x 2.32)

Shower Room

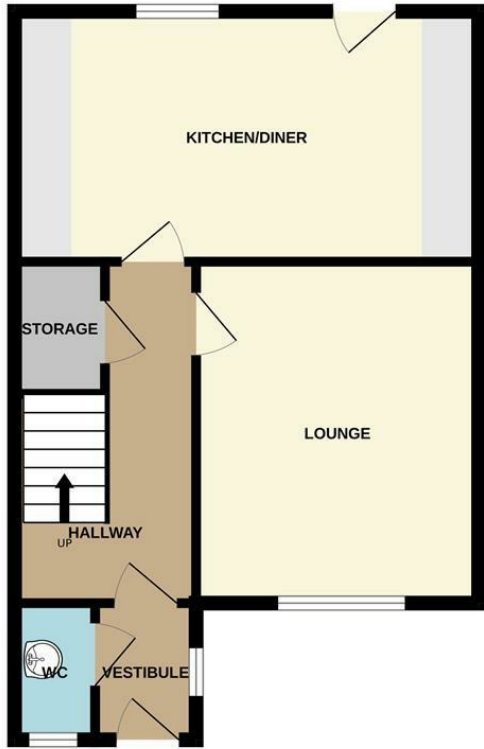




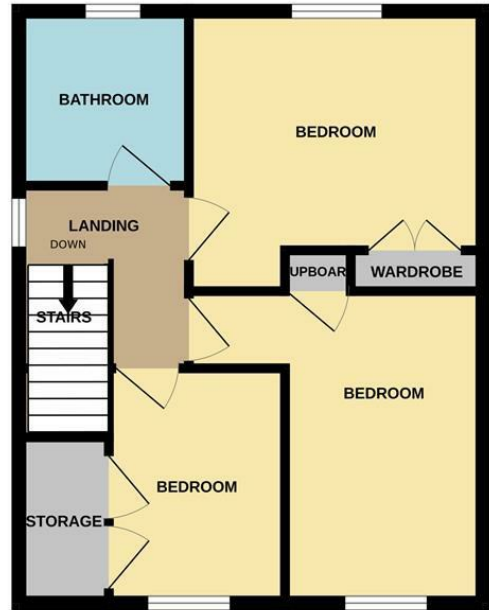
- Quarter Share House In Bridge Of Earn
- Bright Lounge
- Private Driveway
- Three Generous Bedrooms
- Spacious Kitchen/Diner
- Private South Facing Rear Garden
- Gas Central Heating & Double Glazing
- Highly Sought After Location



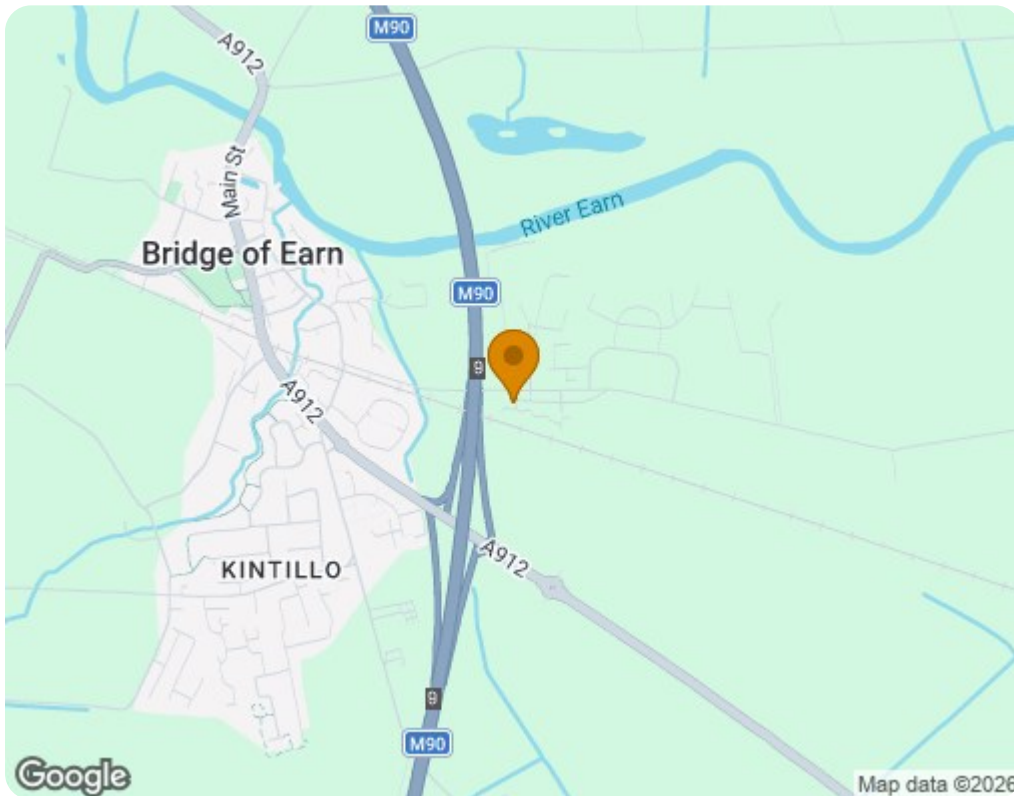
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(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		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	