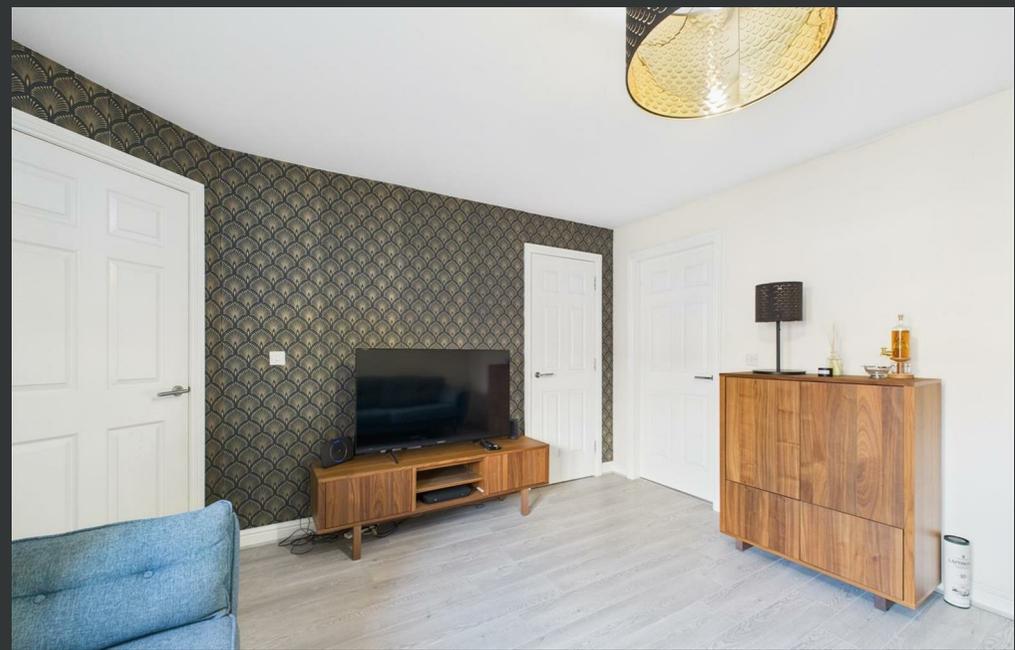




30 Poplar Avenue, Perth, PH2 9FJ
Offers over £200,000



30 Poplar Avenue Perth, PH2 9FJ

- Stylish two-bedroom villa
- Modern dining kitchen with integrated appliances
- Two well-proportioned double bedrooms
- Convenient downstairs WC
- Private driveway providing off-street parking
- Bright and spacious lounge
- Patio doors leading to private garden
- Contemporary bathroom with modern fittings
- Enclosed low-maintenance garden with decking
- Immaculately presented and move-in ready

Beautifully presented and thoughtfully styled throughout, 30 Poplar Avenue offers modern family living within a sought-after residential development in the popular village of Bridge of Earn. This immaculate two-bedroom mid terraced villa features contemporary décor, generous proportions, and an enclosed low-maintenance garden - ideal for a range of buyers including professionals, small families, or downsizers.

The welcoming entrance hallway gives access to a stylish lounge with neutral tones and quality flooring, creating a bright and comfortable living space. To the rear, the impressive dining kitchen combines functionality with modern flair, offering sleek grey units, integrated appliances, and space for dining. Patio doors open to a fully enclosed garden with a decked seating area - perfect for relaxing or entertaining outdoors. Upstairs, there are two spacious double bedrooms, both well presented with built-in storage. The family bathroom is fitted with a contemporary suite, vanity storage, and attractive tiling. A convenient ground-floor WC, gas central heating, and triple glazing complete the accommodation. Externally, the property benefits from off-street parking to the front and a smart, low-maintenance rear garden with a sunny aspect. This is a superb example of a turnkey modern home in a quiet, family-friendly location, offering style, comfort, and convenience in equal measure.

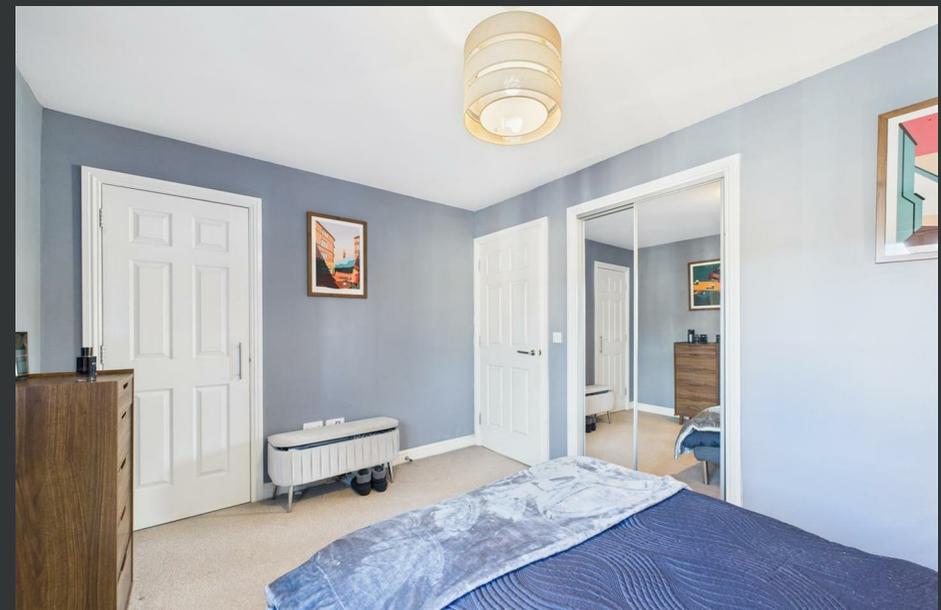
Offers over £200,000





Location

Located in the desirable village of Bridge of Earn, just south of Perth, this property offers the perfect balance between village living and city convenience. The village features local amenities including shops, cafés, a primary school, and leisure facilities, while Perth city centre is only a 10-minute drive away. The nearby M90 provides easy access to Edinburgh, Dundee, and beyond, making it ideal for commuters. Surrounded by scenic countryside and walking routes, Bridge of Earn combines community charm with modern convenience. This is a highly sought-after residential area offering peace, accessibility, and a welcoming atmosphere.







Ground floor



Floor 1

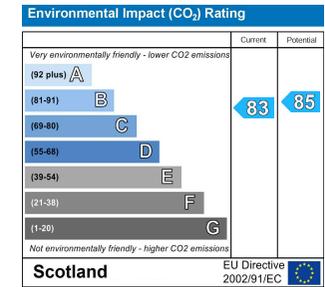
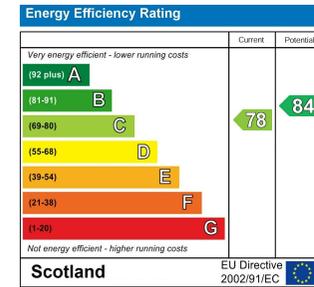


Approximate total area⁽¹⁾
768 ft²
71.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

