



2 Earngrove, Bridge Of Earn, Perth, PH2 9BL

Offers Over £260,000

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NEXTHOME
ESTATE & LETTING AGENTS

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2 Earngrove, Bridge Of Earn, Perth, PH2 9BL

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Next Home's
Buying Guide



Next Home
Open Days

About the Area

Bridge of Earn is a thriving village just three miles south of Perth, offering the charm of semi-rural living with excellent amenities and transport links. The village has a lively community with shops, cafés, pubs, and a primary school, making it ideal for families and professionals.

Beautiful countryside walks along the River Earn and surrounding hills are on the doorstep, while the nearby M90 provides quick access to Perth, Dundee, and Edinburgh, making commuting straightforward. A mix of traditional cottages and modern homes makes Bridge of Earn a consistently sought-after location.





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Property Summary

This spacious three-bedroom detached villa offers flexible accommodation over two levels, with generous living space, excellent storage, private gardens, off-street parking and a garage.

On the ground floor, the property is entered into a spacious L-shaped hallway with useful built-in storage and access to the main accommodation.

A particular feature is the large open-plan lounge and dining room, creating an excellent space for both everyday living and entertaining, with large windows allowing plenty of natural light into the room.

The fitted kitchen offers a good range of wall and base units, worktop space and room for everyday appliances, with direct access to the garden.

Also on the ground floor is a generous double bedroom with en-suite shower room, providing excellent flexibility for those looking for predominantly ground-floor living. A separate family bathroom completes this level.

Upstairs, there are a further two well-proportioned bedrooms, both benefiting from useful eaves storage, together with a separate WC.

Externally, the property sits on a particularly generous double plot, providing an impressive amount of private outdoor space. The well-established gardens have been carefully maintained and offer a mixture of paved and gravelled areas, mature shrubs and planting, together with plenty of space for outdoor seating.

A raised decked seating area creates an ideal spot for relaxing or entertaining, while the size of the garden provides plenty of scope for keen gardeners and families alike.

The property also benefits from a private driveway providing off-street parking, along with a detached garage offering excellent additional parking, workshop or storage space.



Key property features

- ✓ 3 double bedrooms
- ✓ Principal en-suite
- ✓ Open plan lounge/dining room
- ✓ Large garden
- ✓ Popular residential area
- ✓ Ideal for a family
- ✓ Rare to the market
- ✓ Spacious rooms throughout
- ✓ 3 toilets
- ✓ Garage













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

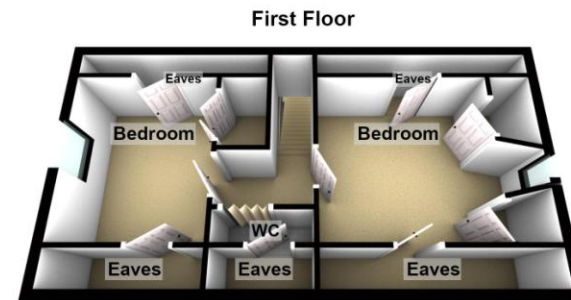
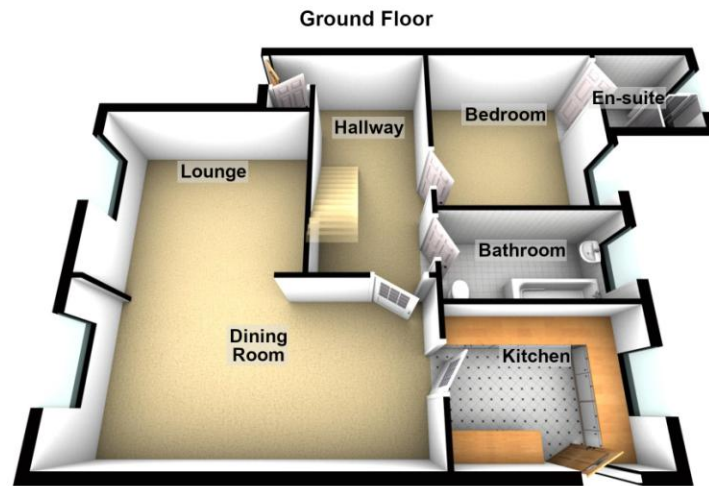
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALLWAY

17' 4" x 9' 10" (5.3m x 3m)

LOUNGE

12' 1" x 11' 1" (3.7m x 3.4m)

DINING ROOM

18' 0" x 10' 2" (5.5m x 3.1m)

KITCHEN

9' 10" x 7' 10" (3m x 2.4m)

BEDROOM(GROUND FLOOR)

14' 1" x 9' 6" (4.3m x 2.9m)

ENSUITE

5' 10" x 5' 10" (1.8m x 1.8m)

BEDROOM

12' 5" x 9' 2" (3.8m x 2.8m)

BEDROOM

12' 9" x 12' 5" (3.9m x 3.8m)

W/C

BATHROOM(GROUND FLOOR)

9' 6" x 5' 2" (2.9m x 1.6m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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