



9 Bridgend Court Main Street, Perth, PH2 7HN
Offers over £135,000

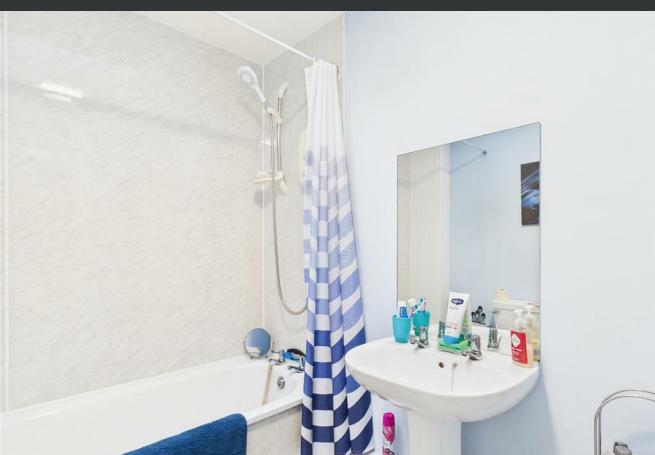
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- Spacious one-bedroom bungalow
- Large double bedroom with storage
- Modern double glazing
- Upgraded electric heating
- Covered allocated carport beneath property
- Bright, living room with river views
- Recently upgraded and refurbished
- Well-maintained communal gardens
- Move-in-ready condition
- Walking distance to Perth city centre

With its own covered car port providing off-street parking, 9 Bridgend Court is an attractive and recently upgraded one-bedroom bungalow set within a peaceful development within walking distance of Perth city centre. Offering bright interiors, modern finishes and generous proportions throughout, this home is ideal for first-time buyers, downsizers, investors or those seeking an easy-to-maintain residence.

The property is accessed via a private external staircase, leading into a welcoming hallway with storage. The spacious living room is flooded with natural light thanks to large picture windows and neutral décor, creating a warm and inviting setting for everyday living or entertaining. The kitchen features quality units, stylish tiled splashbacks and ample worktop space. The large double bedroom provides excellent floor space for freestanding furniture and includes built-in storage. A bright bathroom with white suite and electric shower over the bath completes the accommodation. Externally, the development sits within well-kept communal grounds, offering shared garden space and an open outlook. The property also benefits from an allocated carport-style parking space positioned directly beneath the property, providing convenience and shelter. With its combination of spacious rooms, modern upgrades and an excellent location within walking distance of Perth city centre, riverside walks and local amenities, this property represents a fantastic opportunity. The free standing kitchen white goods are not included in the sale.



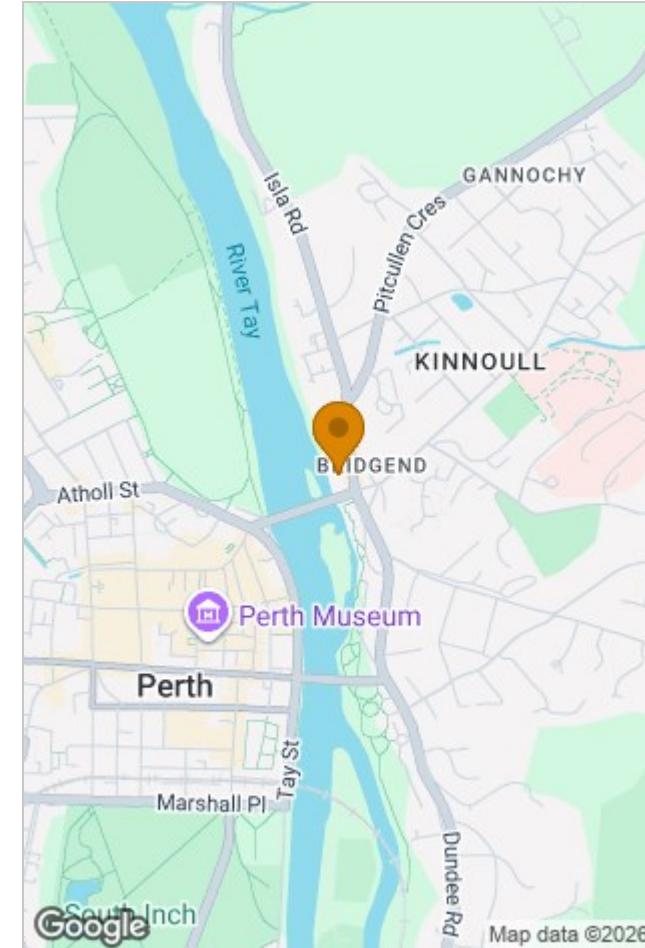
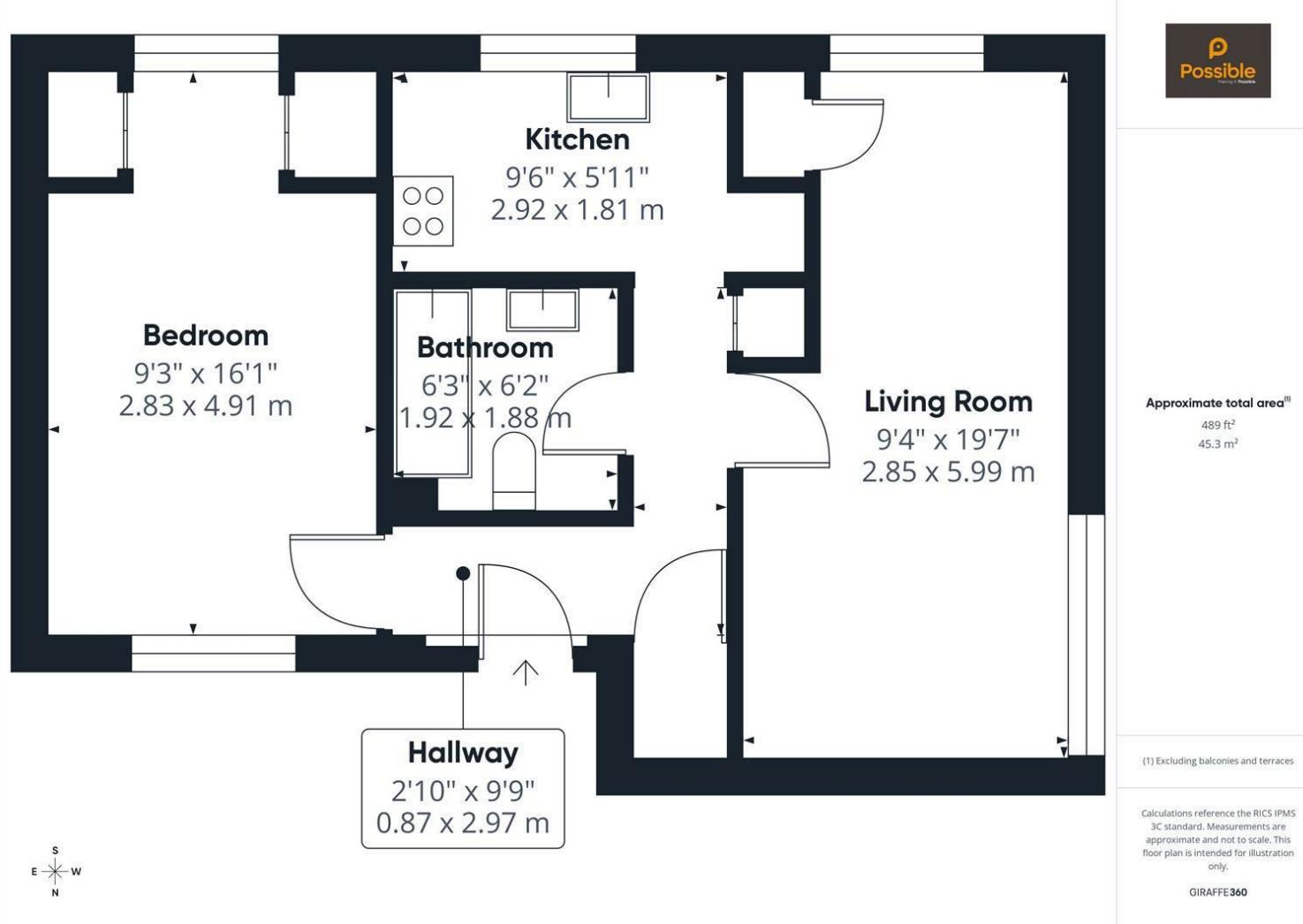


Location

Bridgend Court sits in the highly desirable Bridgend area of Perth, known for its peaceful character while remaining just a short walk from the city centre. Residents enjoy excellent access to the picturesque River Tay, scenic walking routes, independent shops, cafés and essential amenities. Perth's main transport links, including bus and rail services, are easily reached, making commuting straightforward. Local parks, leisure facilities and cultural attractions such as Perth Theatre and Perth Museum are close by. This location blends convenience with a strong community feel, offering an ideal setting for professionals, downsizers or first-time buyers seeking a well-connected neighbourhood.







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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D	57	
(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		
(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		