



**Premier  
Properties**  
Perth



## 49 Brandywell Road, Perth, PH2 9GY Offers Over £230,000

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Upon entering, you are welcomed by a bright entrance vestibule that leads into a spacious hall. The ground floor features a generous lounge, perfect for relaxation, and a stylish kitchen/dining area that invites family gatherings and entertaining. A convenient toilet completes the ground floor layout. Ascending to the first floor, you will find a landing that leads to the main bedroom, which benefits from an en suite shower room, along with two additional bedrooms and a family bathroom.

Heating is provided via oil central heating and the windows are double glazed throughout.

Externally, the house is surrounded by well-maintained garden grounds, offering a lovely outdoor space for both relaxation and play. The rear garden features a slabbed patio area, perfect for summer barbecues and outdoor entertaining, alongside a spacious lawn. Additionally, off-street parking is available via the driveway at the front of the property.

Conveniently located, this home is just a stone's throw from local amenities, including a shop, village inn, restaurant, and primary school. With easy access to major transport links to Dundee, Glasgow, Edinburgh, and the North, this property is not only a lovely home but also a practical choice for commuters.

- 3 spacious bedrooms
- 2 modern bathrooms
- Semi-detached house
- Close to local schools
- Near village amenities
- Easy access to transport
- Oil central heating
- Double glazed windows
- Front and rear gardens
- Viewing recommended



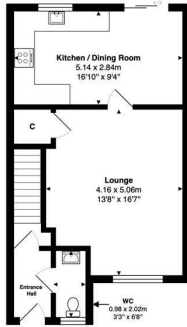


49 Brandywell Road, Abernethy, PH2 9GY

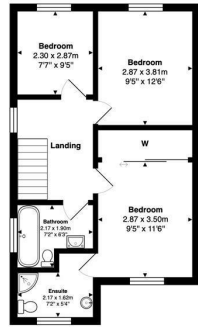
Total Area: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>



All measurements are approximate and for display purposes only



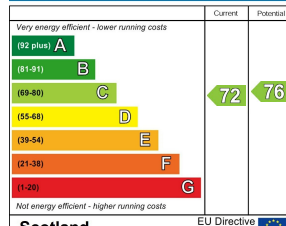
Ground Floor



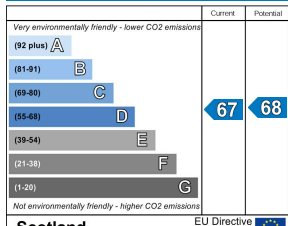
First Floor



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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