

# 43 Brontonfield Drive

BRIDGE OF EARN, PERTH, PH2 9HX



*Immaculate detached bungalow with log stove lounge, stylish modern kitchen diner, spa-like shower room, two bedrooms and conservatory*



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McEwan Fraser Legal is delighted to present this two-bedroom detached bungalow in Bridge of Earn. Immaculately presented with countryside views, driveway and versatile garage space, this is a refined, move-in-ready home offering quality, comfort and single-level living. Properties such as this one are consistently in demand.

This detached bungalow in Bridge of Earn presents an exceptional opportunity to acquire a home that has been meticulously maintained and thoughtfully upgraded, offering immediate comfort alongside long-term practicality. From the outset, the property presents as carefully looked after, with a strong sense of quality running throughout. Internally, the standard of finish, fixtures and fittings is evident, creating a home that feels both cohesive and ready to enjoy.

## THE LOUNGE



Designed for comfort and ease, the lounge is warm and inviting, centred around a log-burning stove that provides both character and comfort, creating a natural focal point for everyday living.

# THE KITCHEN/DINER



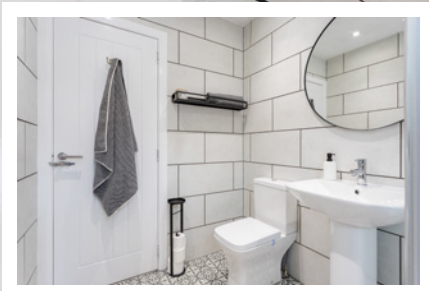
The kitchen/diner has been finished in a modern and stylish manner, offering a well-considered layout for cooking, dining and socialising. This space supports both day-to-day use and entertaining, a key requirement for buyers in this market.





The shower room has been upgraded to a high standard, with a contemporary design that creates a spa-like feel, combining practicality with a sense of refinement.

## THE SHOWER ROOM



# BEDROOM 1



There are two bedrooms, both well-proportioned, with the second bedroom offering direct access to a conservatory. This additional space provides flexibility as a sitting area, workspace or garden room, enhancing the overall usability of the home. A clear, functional and flexible layout. The accommodation is arranged entirely on one level, a feature that continues to attract strong interest from a wide range of buyers.



# BEDROOM 2



the second bedroom offering  
direct access to a conservatory



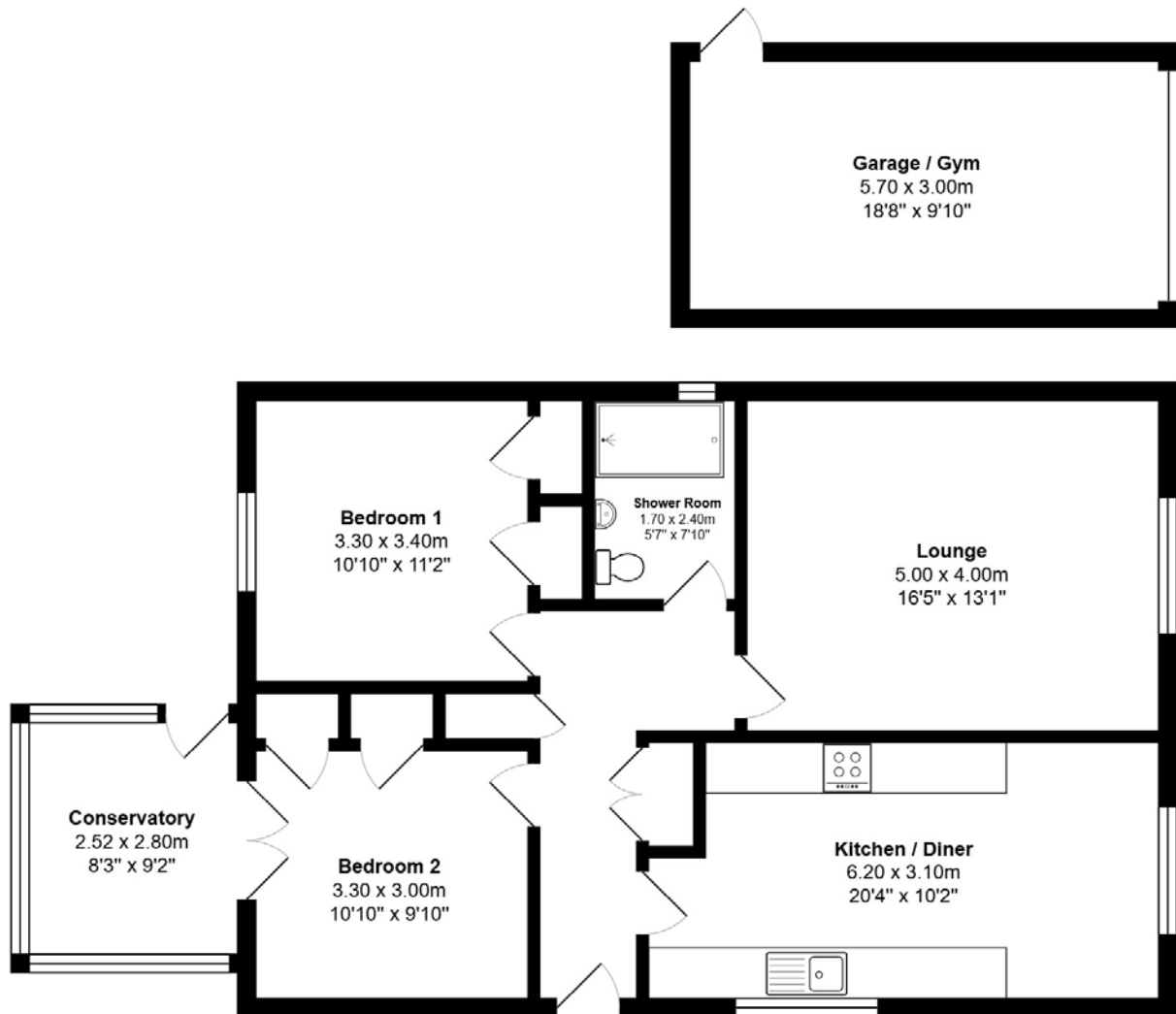
The outdoor space is a standout feature. Externally, the property continues to impress. A long driveway provides ample off-street parking and leads to a garage which is currently utilised as a gym space, offering flexibility depending on buyer needs. The gardens to the front and rear are beautifully maintained, reflecting the same level of care seen internally. The rear garden, in particular, benefits from open countryside views, creating a peaceful and attractive setting for outdoor seating and relaxation.

Detached bungalows that offer high-quality presentation, modern upgrades and usable outdoor space are not always readily available in this location. For buyers comparing condition, layout and setting, this property presents a strong overall package that supports both immediate enjoyment and long-term suitability. Viewing is recommended to fully appreciate the finish and setting on offer.

# EXTERNALS

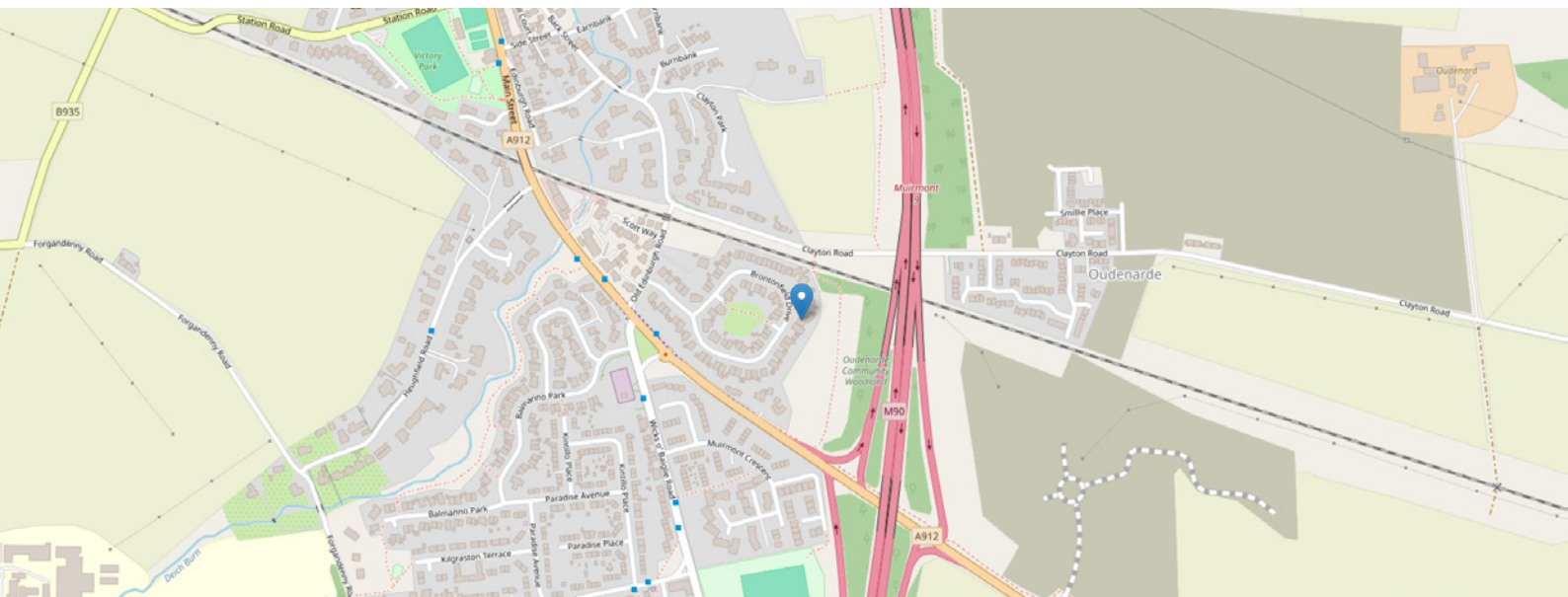


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated within the highly regarded village of Bridge of Earn, the property benefits from a strong combination of local amenities, schooling and accessibility. The village is served by Bridge of Earn Primary School, with secondary education available at Perth High School and Perth Grammar School, both well-established and popular.





A range of local amenities, including shops, cafés and everyday services, are available within the village, while the nearby city of Perth offers a wider selection of retail, dining and leisure facilities. Transport links are a key advantage, with quick access to the M90 providing efficient connections to Perth, Dundee and Edinburgh. Public transport services operate locally, supporting convenient travel for commuting or leisure.

The area continues to attract buyers due to its village setting, accessibility and quality of life, making it a consistently desirable place to live.



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