



**Premier
Properties**
Perth



3 Bridgend of Carse, Grange, Perth, PH2 7TB

Offers Over £225,000



The accommodation, all set over one level and in true move-in condition, comprises: a welcoming entrance hall, a spacious lounge, a fully fitted kitchen, a versatile dining room (which could also serve as a third bedroom), two further generously sized bedrooms, and a contemporary family bathroom.

The home benefits from oil-fired central heating and double-glazed windows throughout, ensuring warmth and energy efficiency.

Externally, the property boasts a large driveway to the front and rear offering ample off-street parking. The front garden is mainly laid to lawn with mature shrubs, creating a pleasant first impression. To the rear, a generous enclosed garden – also mainly laid to lawn – provides an ideal outdoor space for relaxing or entertaining. Three timber sheds and a wooden greenhouse offer excellent storage solutions.

Grange is situated just outside the village of Errol approximately 11 miles from Perth. Excellent transport links can be found within close proximity via the A90 dual carriageway for commuting to Perth, Dundee, Edinburgh and Glasgow. The village of Errol offers a local shop, primary school, doctor's surgery, butchers, Post Office, chemist, pub, convenience store and Primary School. Private schooling can be found nearby at Craigclowan, Strathallan and the High School of Dundee.

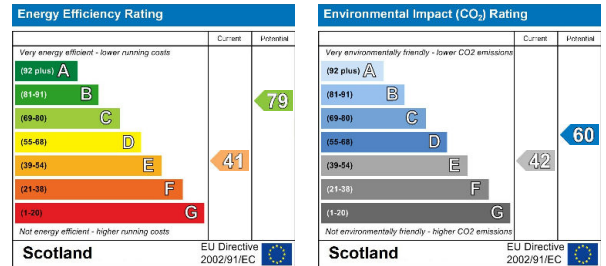
- 3 Bedrooms
- Attractive Views
- Double Glazing
- Front & Rear Gardens
- Beautifully Presented
- Off Street Parking





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GROSS INTERNAL AREA
TOTAL: 738 sq.ft, 68.6 m²



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