



**Premier
Properties**
Perth



17 Brandywell Road, Perth, PH2 9GY

Offers Over £339,995

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The property is close to all amenities including local shop, village inn and restaurant, cafe's and primary school. Only a short drive from Bridge of Earn and ten minutes from the City of Perth. This property also benefits from being just a couple of minutes from all major transport links to Dundee, Glasgow, Edinburgh and the North.

Upon entering, you are welcomed into a spacious lounge, WC, and open plan kitchen and sitting room, creating a warm and inviting atmosphere for both relaxation and entertaining. On the first floor you will find four good sized bedrooms (one benefitting from an en suite shower room) and a family bathroom.

Warmth is offered through oil central heating and the windows are fully double glazed throughout.

The property sits on a good sized plot with a mono-bloc driveway to the front providing parking for 6 cars and leading to the double garage. The front garden is laid to lawn and the rear garden is spread over a large area and split into two sections, one of which features a large lovely lawn with patio areas to sit out and enjoy the weather with the other section boasting a lovely bright, colourful and well cared for mature garden.

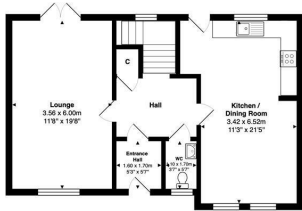
- 4 Bedrooms
- Double Garage
- Double Glazing
- Driveway
- En Suite Shower Room
- Immaculately Presented
- Off Street Parking
- Private Garden
- Sought After Location
- Uninterrupted Countryside Views



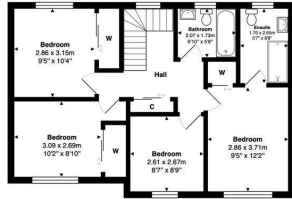
17 Brandywell Road, Abernethy, PH2 9GY

Total Area: 154.7 m² ... 1665 R²

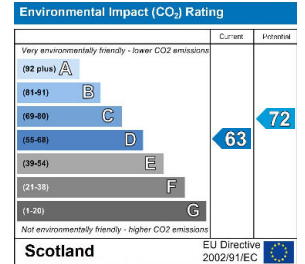
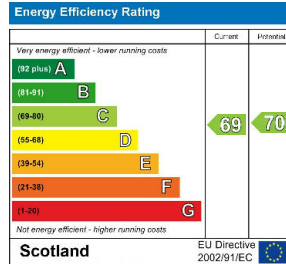
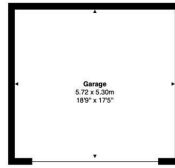
All measurements are approximate and for display purposes only



Ground Floor



First Floor



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 of representation 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 any representation or warranty in respect of the property.

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