



**Premier
Properties**
Perth



2 Seals Bank Main Street, Perth, PH2 9PN Offers Over £298,000

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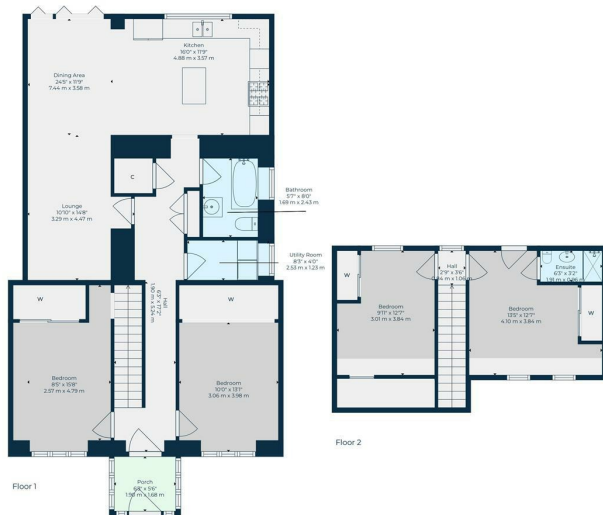
Upon entering, you are welcomed into a spacious open-plan living room, dining area, and kitchen, creating a warm and inviting atmosphere for both relaxation and entertaining. The ground floor also features two well-proportioned bedrooms, a utility room, and a conveniently located bathroom with a WC, ensuring practicality for everyday living.

Venturing to the attic floor, you will find two additional bedrooms, one of which boasts an en suite shower room, providing a private retreat for family members or guests. The property is equipped with double glazing and gas central heating, ensuring a cosy environment throughout the year.

Externally, the villa is complemented by a generous rear garden, predominantly laid to lawn, which is perfect for outdoor activities and family gatherings. A lovely decking area enhances the outdoor space, ideal for enjoying summer evenings. Additionally, a log cabin is currently being utilised as a studio, offering a versatile space that could serve as a home office or creative retreat. On street parking is also available, adding to the convenience of this delightful home.

This property presents an excellent opportunity to enjoy a peaceful village lifestyle while being within easy reach of local amenities and transport links. Do not miss the chance to make this charming villa your new home.

- 4 Bedrooms
- Decking Area
- Double Glazing
- Gas Central Heating
- Immaculately Presented
- Master En Suite Shower Room
- Off Street Parking
- Private Garden
- Sought After Location

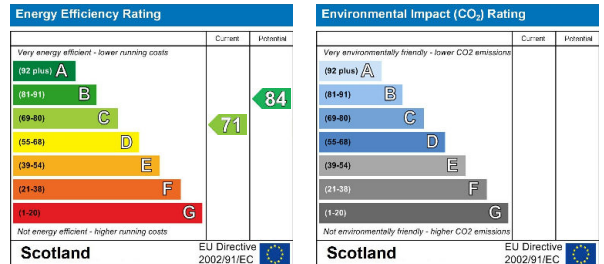


2 SEALSBANK, MAIN STREET, BRIDGE OF EARN, PH2 9PN



TOTAL: 1418 sq. ft. 132 m²
 FLOOR 1: 1110 sq. ft. 103 m², FLOOR 2: 308 sq. ft. 29 m²
 EXCLUDED AREAS: PORCH: 34 sq. ft. 3 m², LOW CEILING: 73 sq. ft. 7 m²
 WALLS: 124 sq. ft. 12 m²

All Measurements Are Approximate And For Display Purposes Only



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