



**Premier
Properties**
Perth



8 Clayton Road, Perth, PH2 9AG

Offers Over £225,000

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Upon entering, you are welcomed into a generous lounge featuring a cosy wood burning stove. The ground floor also boasts a double bedroom complete with an en suite shower room, superb kitchen diner with french doors opening out to a lovely decking area, seamlessly connecting indoor and outdoor living, and leading to the expansive private rear garden.

Upstairs, you will find two additional double bedrooms, each equipped with ample storage, alongside a well-appointed family bathroom.

The extensive garden grounds wrap around the property, offering a delightful outdoor space for relaxation and play. The garden is predominantly laid to lawn, with a charming decking area at the rear, perfect for enjoying the picturesque countryside views. Additionally, a large timber shed provides useful storage for gardening tools or outdoor equipment. With a driveway to the front and side, there is plenty of off-street parking available.

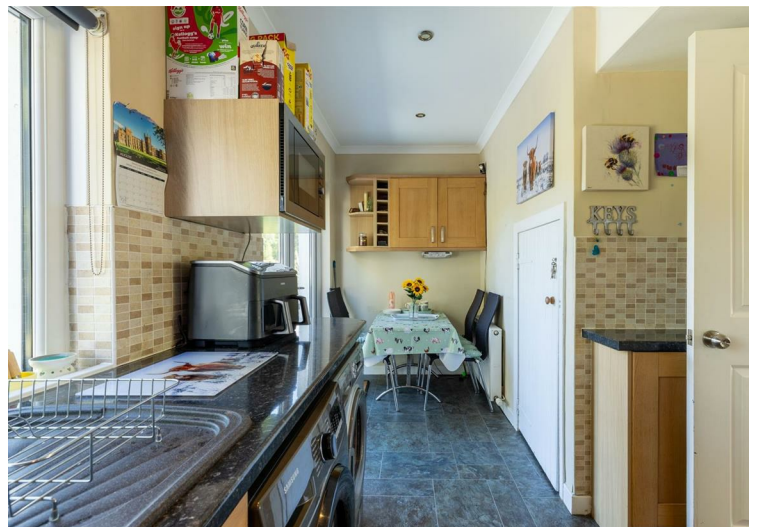
Bridge of Earn offers a range of local amenities including Village Shop, Co-operative store, bakery, hairdresser, children's nursery and a selection of restaurants. There is a reputable primary school within the village and secondary schooling can be found in the nearby city of Perth, located approximately 4 miles North of the village. The property is ideal for the commuter with the M90 being a short drive away giving easy access to Perth, Edinburgh, Stirling and Glasgow.

- 3 bedrooms
- 2 bathrooms
- Large private rear garden
- Open countryside views
- Spacious lounge with wood burner
- off-street parking
- Located in Bridge of Earn





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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