



**Premier
Properties**
Perth



45 Brontonfield Drive, Perth, PH2 9HX Offers Over £235,000

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The accommodation is set over one level and comprises: Entrance hall, spacious & bright lounge providing a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The well appointed kitchen offers dining space along with ample storage. There are three well proportioned bedrooms - one benefitting from an ensuite shower room and walk-in wardrobe with the family bathroom completing the home.

Warmth is provided via gas central heating and double glazing throughout.

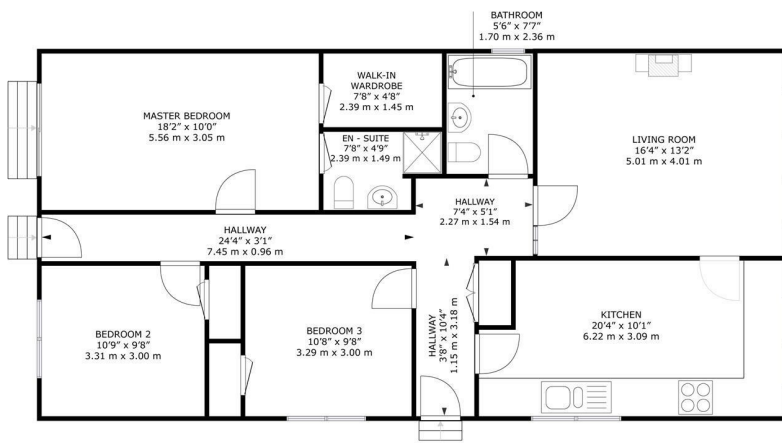
Externally, the property benefits from garden ground to the front, side and rear. The gravelled driveway leads to the garage, providing ample off street parking. The private rear garden is laid mainly to lawn, offering the perfect space for relaxing and enjoying the warmer weather.

With its prime location, residents can enjoy a range of local amenities including a small supermarket, a primary school and a good choice of pubs and restaurants. The village also benefits from a variety of leisure facilities including tennis courts and a bowling green and is within a few minutes' drive of the M90 motorway, which in turn provides easy commuting to all major cities and airports in the central belt.

Don't miss the chance to make this delightful property your own.

- 3 bedrooms
- Bright reception room
- Detached bungalow
- Private garden
- Double glazing
- Sought-after area
- Close to local amenities
- Gas central heating





45 Brontonfield Drive Bridge Of Earn, PH2 9HX

GROSS INTERNAL AREA
TOTAL: 1063 sq.ft, 98.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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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