



## 2 Wicks Of Baiglie Road, Perth, PH2 9RN

Offers Over £185,000



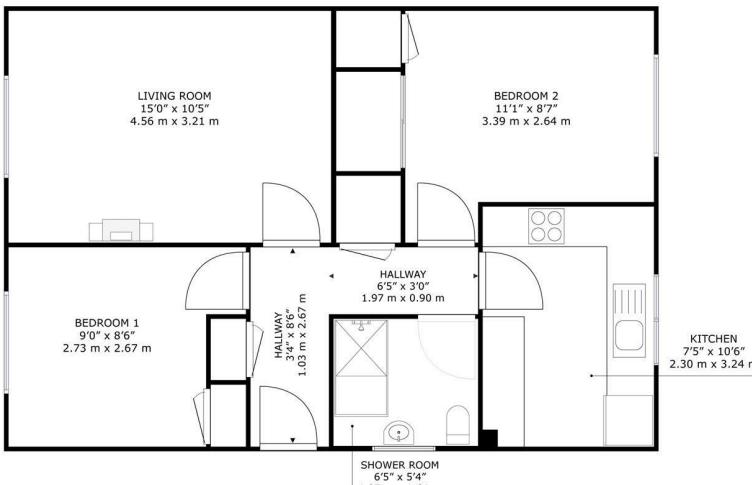
The bungalow features two well-proportioned bedrooms, providing ample space for rest and privacy. The kitchen is thoughtfully designed with space for dining. The lounge is a good sized and there's a shower room.

Heating is via electric storage and panel heaters and the windows are double glazed throughout.

Externally, the property boasts off-street parking via a convenient driveway, along with a detached garage and store, providing additional storage solutions. The garden grounds, located to the side and rear of the bungalow, offer a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

The property itself is situated close to the main street which runs through the village on which there are 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.

- 2 bedrooms
- Bright living room
- Double glazed windows
- Electric storage heating
- Detached garage and store
- Off-street parking
- Side and rear gardens
- Popular village location



2 Wicks o Bailgie Road, Bridge of Earn, PH2 9RN

GROSS INTERNAL AREA  
TOTAL: 508 sq.ft, 47.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(82 plus) A	Current
(81-81) B	Potential
(69-80) C	79
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	Current
(81-81) B	Potential
(69-80) C	95
(55-68) D	84
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland EU Directive 2002/91/EC	



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