



**Premier  
Properties**  
Perth



## 2 Wicks Of Baiglie Road, Perth, PH2 9RN Offers Over £185,000

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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.

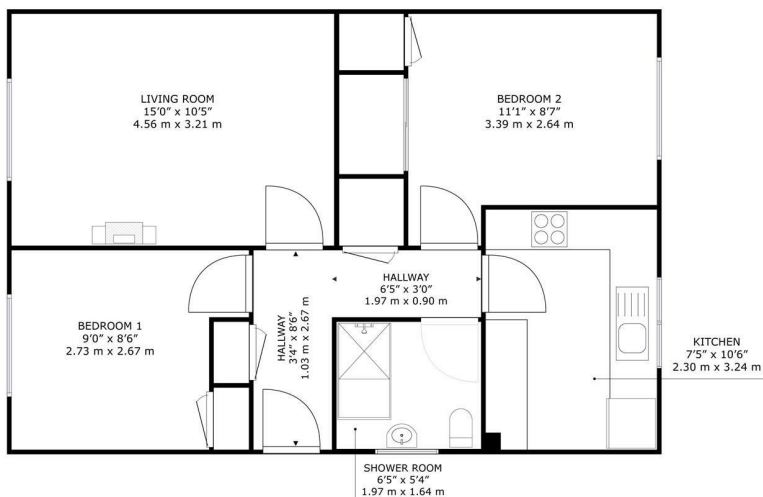
Externally, the property boasts off-street parking via a convenient driveway, along with a detached garage and store, providing additional storage solutions. The garden grounds, located to the side and rear of the bungalow, offer a lovely outdoor space for gardening enthusiasts or those who simply wish 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 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	79
	60
Scotland	
EU Directive 2002/91/EC	

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



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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