



**Aldean Side Street, Perth, PH2 9AD**

**Offers Over £115,000**



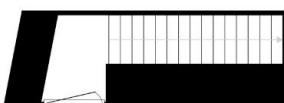
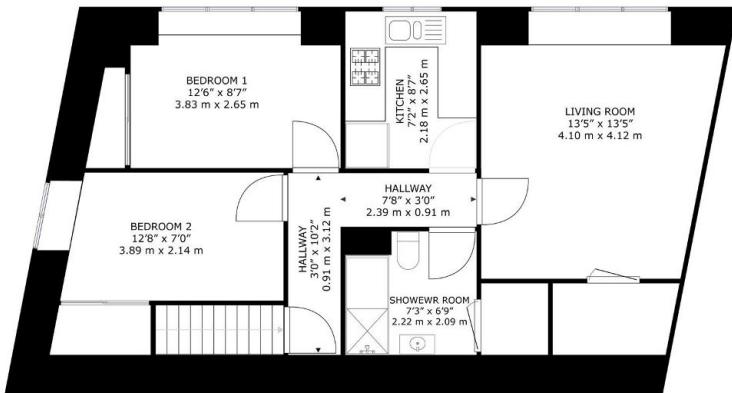
The spacious accommodation comprises of main door access, welcome entrance hall, spacious living room, modern kitchen, 2 double bedrooms and a newly fitted bathroom. The property offers fantastic storage solutions throughout.

Externally, the property is located in a quiet position and benefits from well kept shared garden grounds with a seating area. Parking is available on street.

Bridge of Earn is known for its friendly community and picturesque surroundings, making it an excellent choice for those who appreciate a tranquil lifestyle. The town boasts a range of local shops, cafes, and recreational facilities, all within easy reach. Additionally, the nearby city of Perth offers further amenities and services, ensuring that you are never far from what you need.

This flat presents a wonderful opportunity for anyone looking to settle in a serene environment while enjoying the benefits of town life. With its appealing features and prime location, this property is not to be missed.

- 2 bedrooms
- 1 modern bathroom
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Quiet Side Street location
- Perfect for first-time buyers
- Viewing highly recommended
- Shared garden grounds



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GROSS INTERNAL AREA  
TOTAL: 575 sq.ft, 53.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
		Current	Potential			Current	Potential
Very energy efficient - lower running costs							
(92 plus)	A						
(81-91)	B						
(69-80)	C						
(55-68)	D						
(39-54)	E						
(21-38)	F						
(1-20)	G						
Not energy efficient - higher running costs							
Scotland		EU Directive 2002/91/EC				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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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