



**Premier
Properties**
Perth



7 Clayton Road, Perth, PH2 9AG Offers Over £245,000

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Upon entering, you're greeted by a bright and welcoming hallway that leads to a spacious, tastefully decorated lounge—perfect for relaxing or entertaining. The generously sized kitchen features modern integrated appliances along with a range cooker and flows seamlessly into the dining area, ideal for family meals or hosting guests.

Also on the ground floor is a cosy snug, which can easily serve as a third bedroom, home office, or additional living space. A contemporary shower room completes this level. The property has fantastic storage solutions throughout.

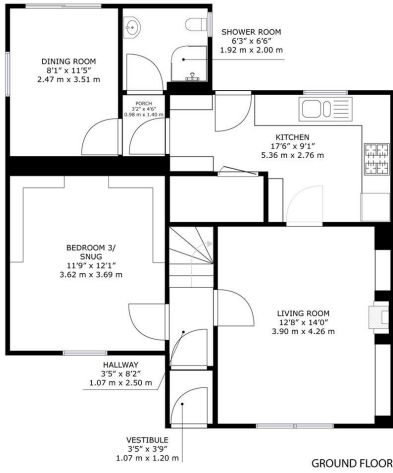
Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom.

Externally, the home sits on a fantastic, generously sized plot with picturesque views over the surrounding countryside. A private driveway provides ample parking for multiple vehicles, and the expansive rear garden—mainly laid to lawn with a patio area—is perfect for summer gatherings or quiet evenings outdoors. The property also benefits from a large garage which would make the perfect workshop. Garage measurements 5.95 m x 2.95 m.

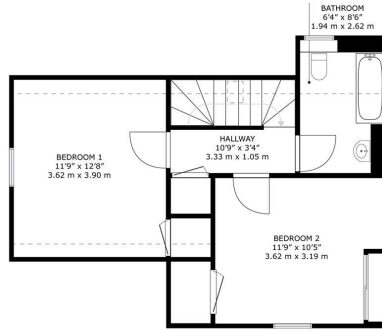
This is a wonderful opportunity to secure a charming home in a tranquil location.

Bridge of Earn is known for its friendly community atmosphere and picturesque surroundings, making it a wonderful place to call home. With local amenities within easy reach and excellent transport links to Perth and beyond, this property is perfectly situated for those who appreciate both tranquillity and accessibility.

- 3 spacious bedrooms
- 2 bathrooms
- Semi-detached house
- Located in Bridge Of Earn
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Quiet residential area
- Viewing recommended
- Chain free



GROUND FLOOR



FIRST FLOOR

7 Clayton Road, Bridge Of Earn, PH2 9AG

GROSS INTERNAL AREA
 GROUND FLOOR : 671 sq. ft. 62.3 m², FIRST FLOOR : 401 sq. ft. 37.3 m²
 TOTAL: 1072 sq. ft. 99.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)		Very environmentally friendly - lower CO ₂ emissions A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)	63	D (55-68)	78
E (38-54)		E (38-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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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