



**Premier
Properties**
Perth



17 Heatherlea Drive, Perth, PH2 9RF Offers Over £255,000

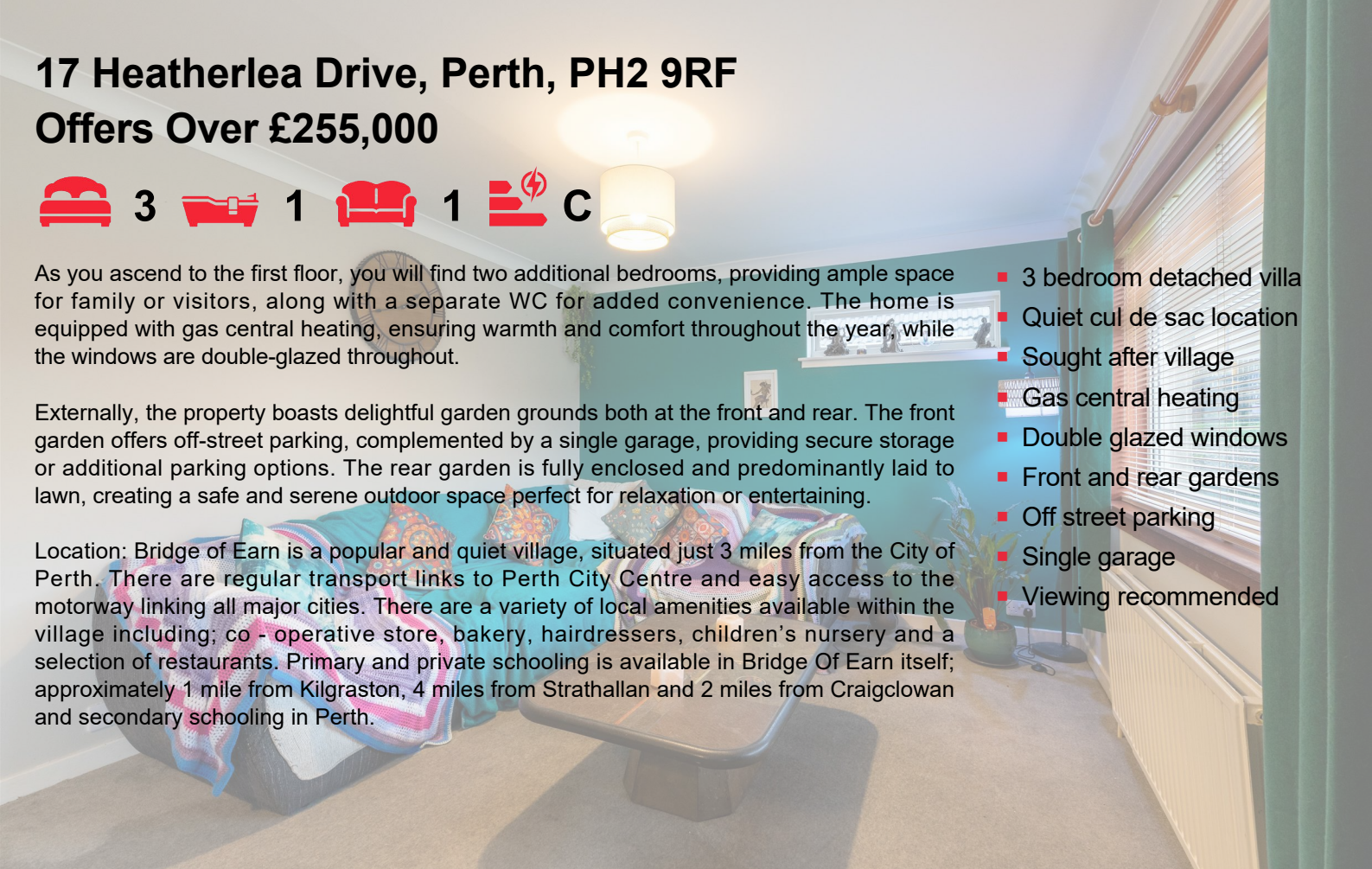


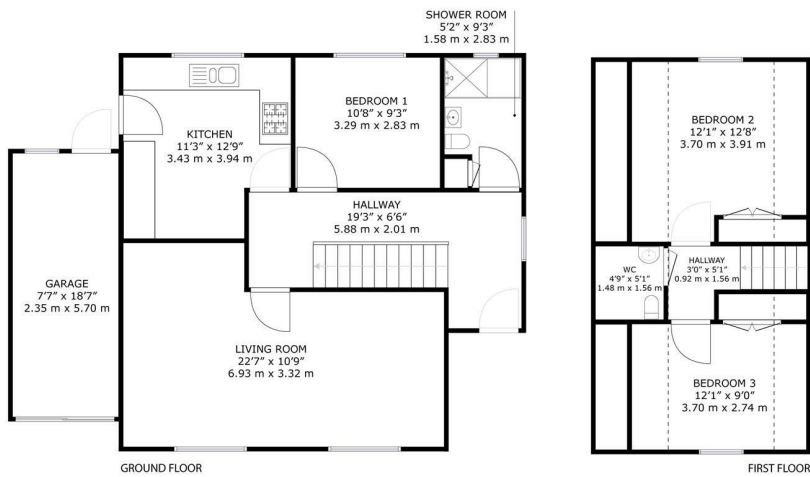
As you ascend to the first floor, you will find two additional bedrooms, providing ample space for family or visitors, along with a separate WC for added convenience. The home is equipped with gas central heating, ensuring warmth and comfort throughout the year, while the windows are double-glazed throughout.

Externally, the property boasts delightful garden grounds both at the front and rear. The front garden offers off-street parking, complemented by a single garage, providing secure storage or additional parking options. The rear garden is fully enclosed and predominantly laid to lawn, creating a safe and serene outdoor space perfect for relaxation or entertaining.

Location: Bridge of Earn is a popular and quiet village, situated just 3 miles from the City of Perth. There are regular transport links to Perth City Centre and easy access to the motorway linking all major cities. There are a variety of local amenities available within the village including; co-operative store, bakery, hairdressers, children's nursery and a selection of restaurants. Primary and private schooling is available in Bridge Of Earn itself; approximately 1 mile from Kilgraston, 4 miles from Strathallan and 2 miles from Craigclowan and secondary schooling in Perth.

- 3 bedroom detached villa
- Quiet cul de sac location
- Sought after village
- Gas central heating
- Double glazed windows
- Front and rear gardens
- Off street parking
- Single garage
- Viewing recommended

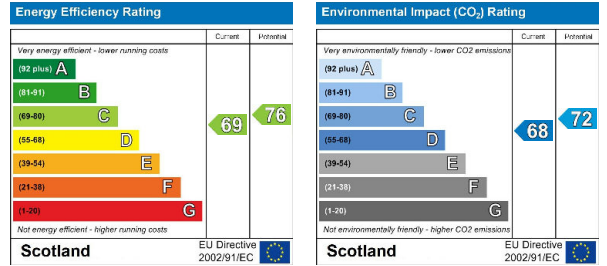




17 Heatherlea Drive, Bridge of Earn, PH2 9RF

GROSS INTERNAL AREA
GROUND FLOOR : 693 sq. ft, 64.4 m², FIRST FLOOR : 327 sq. ft, 30.4 m², GARAGE : 144 sq. ft, 13.4 m²
TOTAL : 1164 sq. ft, 108.2 m²

SIZES AND COMPOSITIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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