



**Premier  
Properties**  
Perth



## 17 Heatherlea Drive, Perth, PH2 9RF

**Offers Over £255,000**

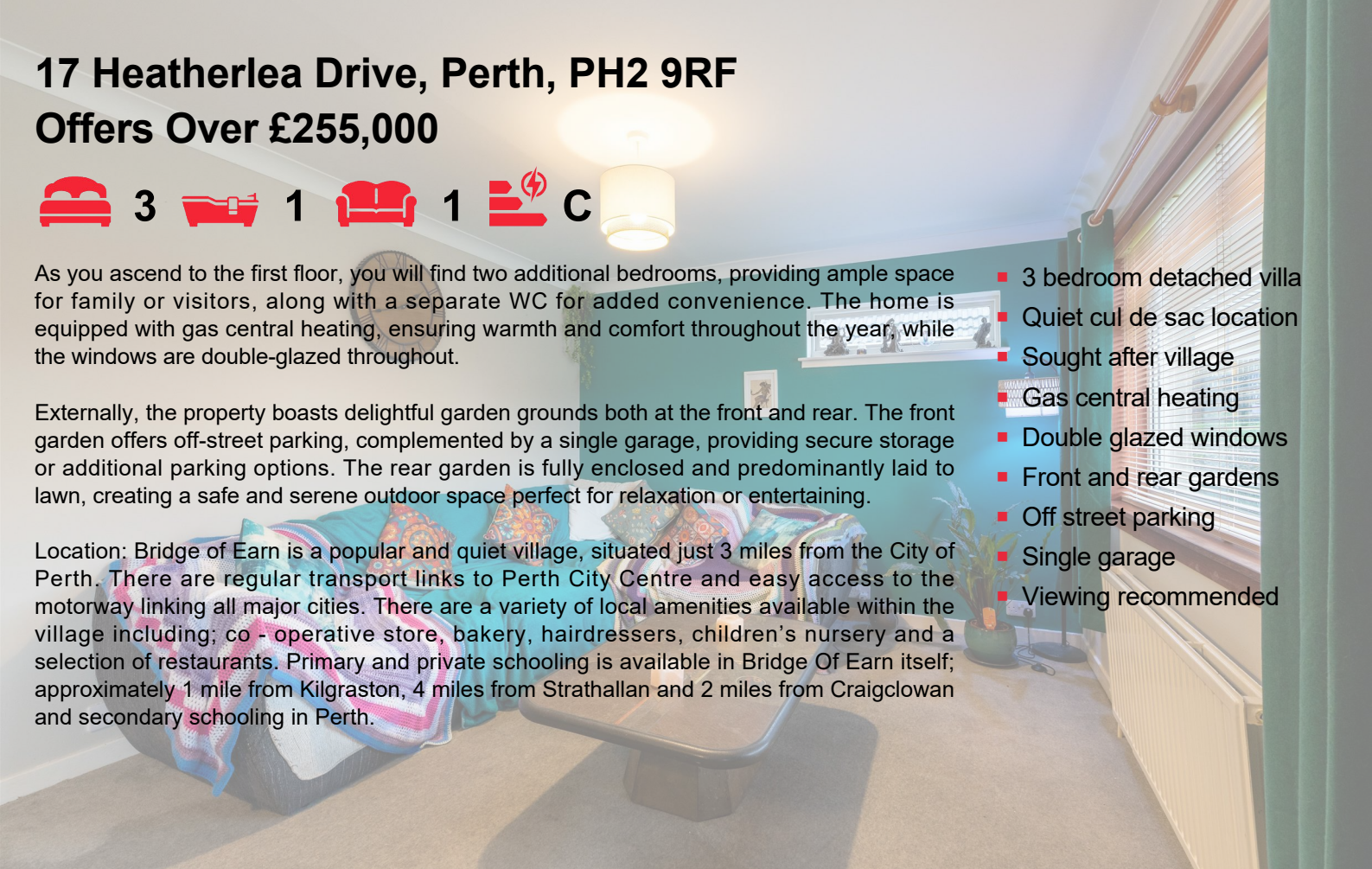


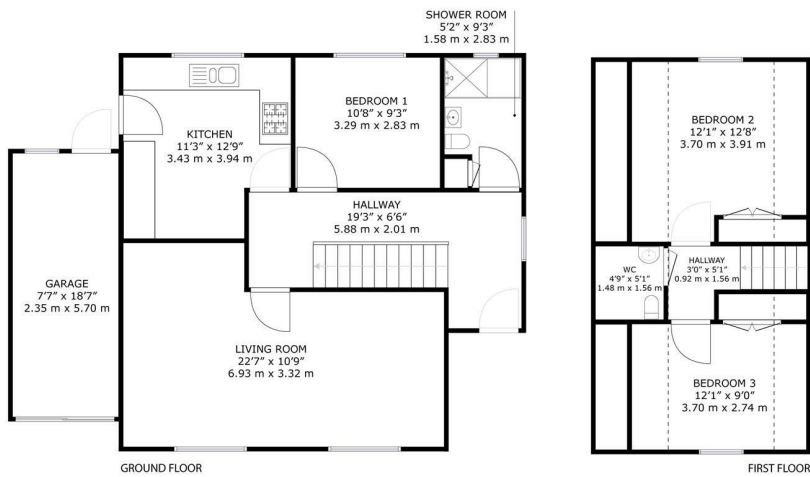
As you ascend to the first floor, you will find two additional bedrooms, providing ample space for family or visitors, along with a separate WC for added convenience. The home is equipped with gas central heating, ensuring warmth and comfort throughout the year, while the windows are double-glazed throughout.

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

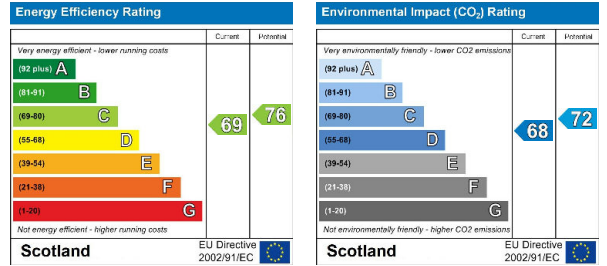




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GROSS INTERNAL AREA  
GROUND FLOOR : 693 sq. ft, 64.4 m<sup>2</sup>, FIRST FLOOR : 327 sq. ft, 30.4 m<sup>2</sup>, GARAGE : 144 sq. ft, 13.4 m<sup>2</sup>  
TOTAL : 1164 sq. ft, 108.2 m<sup>2</sup>

SIZES AND COMPOSITIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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