



**Premier
Properties**
Perth



4 Bridgeton Place, Perth, PH1 3ND

Offers Over £235,000

 3  2  2  C

The property is set over one level and comprises of welcoming entrance hall, spacious living room with sliding doors to the garden grounds, kitchen/diner, utility room, 3 fantastic sized bedrooms and two bathrooms complete the layout.

Externally, the property is set on a sizeable plot which offers potential and privacy. The garden grounds are mainly laid to lawn and parking is available off street via a driveway. A garage offers additional storage.

Set in a peaceful neighbourhood, this property benefits from a tranquil environment while still being conveniently located near local amenities. Almondbank offers a friendly community feel, with shops, schools, and parks just a short distance away.

- Spacious 3-bedroom bungalow
- Detached property for privacy
- Two bathrooms
- Two reception rooms
- Ideal family home
- Quiet residential area
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	71	77	Scotland	68	74
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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