



**Premier
Properties**
Perth



49 Brandywell Road, Perth, PH2 9GY

Offers Over £230,000

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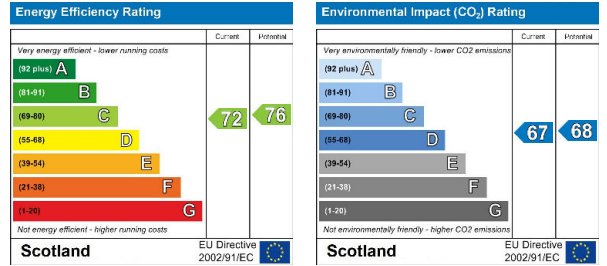
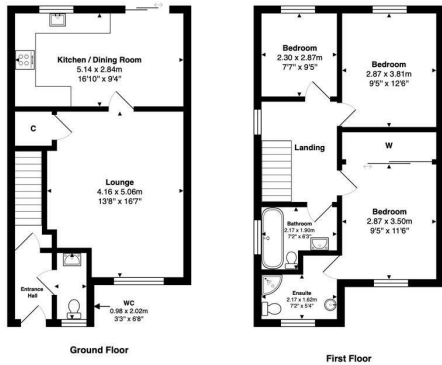
Upon entering, you are welcomed by a bright entrance vestibule that leads into a spacious hall. The ground floor features a generous lounge, perfect for relaxation, and a stylish kitchen/dining area that invites family gatherings and entertaining. A convenient toilet completes the ground floor layout. Ascending to the first floor, you will find a landing that leads to the main bedroom, which benefits from an en suite shower room, along with two additional bedrooms and a family bathroom.

Heating is provided via oil central heating and the windows are double glazed throughout.

Externally, the house is surrounded by well-maintained garden grounds, offering a lovely outdoor space for both relaxation and play. The rear garden features a slabbed patio area, perfect for summer barbecues and outdoor entertaining, alongside a spacious lawn. Additionally, off-street parking is available via the driveway at the front of the property.

Conveniently located, this home is just a stone's throw from local amenities, including a shop, village inn, restaurant, and primary school. With easy access to major transport links to Dundee, Glasgow, Edinburgh, and the North, this property is not only a lovely home but also a practical choice for commuters.

- 3 spacious bedrooms
- 2 modern bathrooms
- Semi-detached house
- Close to local schools
- Near village amenities
- Easy access to transport
- Oil central heating
- Double glazed windows
- Front and rear gardens
- Viewing recommended



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.