



**Premier  
Properties**  
Perth



## 31 Kintillo Road, Perth, PH2 9AZ Offers Over £148,000



The accommodation is set over one level and comprises a welcoming entrance hall, a bright and spacious living room, leading to the dining room. There is a large kitchen providing ample storage and direct access out to the private rear garden. There is a spacious double bedroom, completing the home.

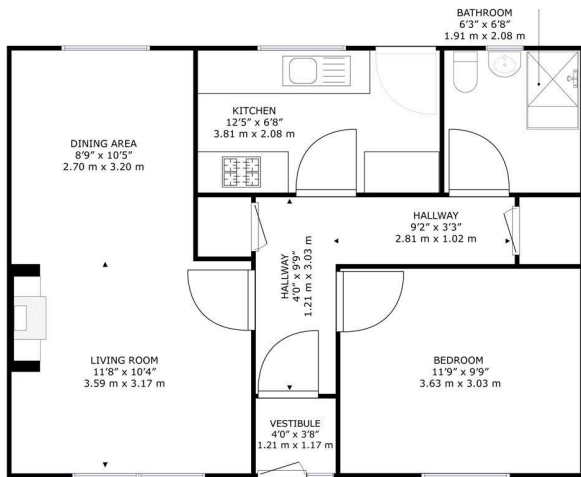
Externally, the property benefits from a private rear garden, a great space for enjoying the warmer months. There is on street parking located at the front of the property.

The bungalow's single-storey layout not only enhances accessibility but also creates a seamless flow throughout the home. The location is particularly appealing, with the picturesque views across the village of Bridge of Earn, providing a friendly community atmosphere, along with local amenities and easy access to Perth city centre.

Viewing is highly recommended, to see what this property has to offer.

- Spacious bungalow
- 1 bedroom
- Gas central heating
- Double glazing
- Private rear garden
- Sought after location
- Close to all local amenities
- Viewing recommended





31 Kintillo Road, Bridge Of Earn, PH2 9AZ

GROSS INTERNAL AREA  
TOTAL: 610 sq.ft, 56.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
64		62	
73		69	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<b>Scotland</b> EU Directive 2002/91/EC		<b>Scotland</b> EU Directive 2002/91/EC	



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