

18 Heatherlea Drive

BRIDGE OF EARN, PERTH, PH2 9RF



*DESIRABLE TWO-BEDROOM VILLA WITH GARAGE
IN POPULAR BRIDGE OF EARN LOCATION*



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Part Exchange Available - We are excited to offer for sale this delightful two bedroom semi-detached villa. The property is a credit to current owners and has been well maintained to a high standard. This home sits on a deceptively spacious plot, within a sought after and quiet location in Bridge of Earn.

The accommodation comprises two bedrooms, lounge, kitchen and bathroom. A vestibule opens to the lounge with an open plan staircase. The spacious lounge is elegant in proportion with a large front-facing window. The kitchen is modern with ample floor and wall units and space for a small breakfasting bar. A door from the kitchen leads to the back garden. The upper floor holds two bedrooms and the family bathroom.

Externally this home enjoys gardens to the front and rear with a mono-bloc drive providing off road parking for several cars in front of the single, detached garage.

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the kitchen



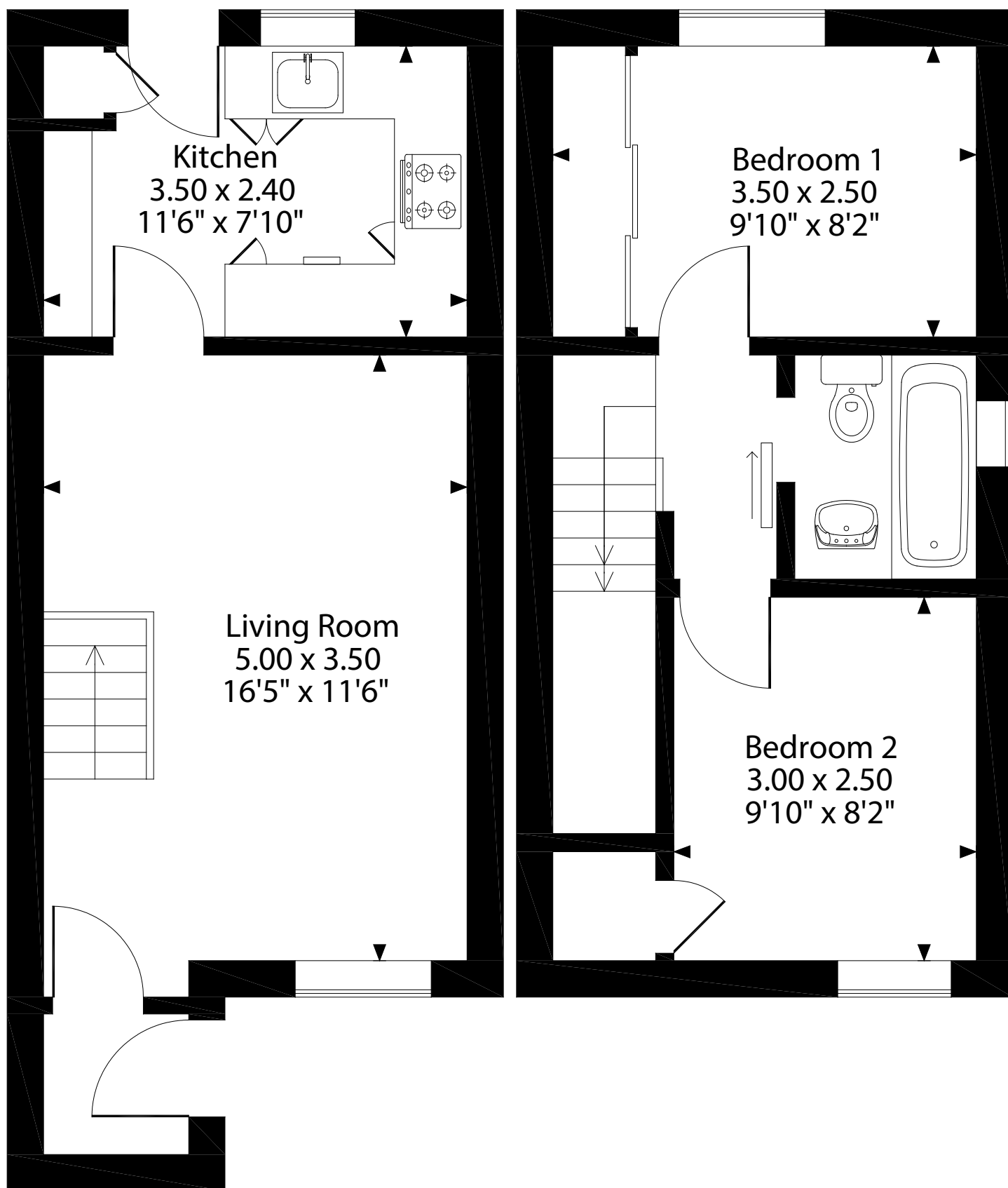


the bedrooms



the bathroom





Gross internal floor area (m²): 55m²

EPC Rating: C



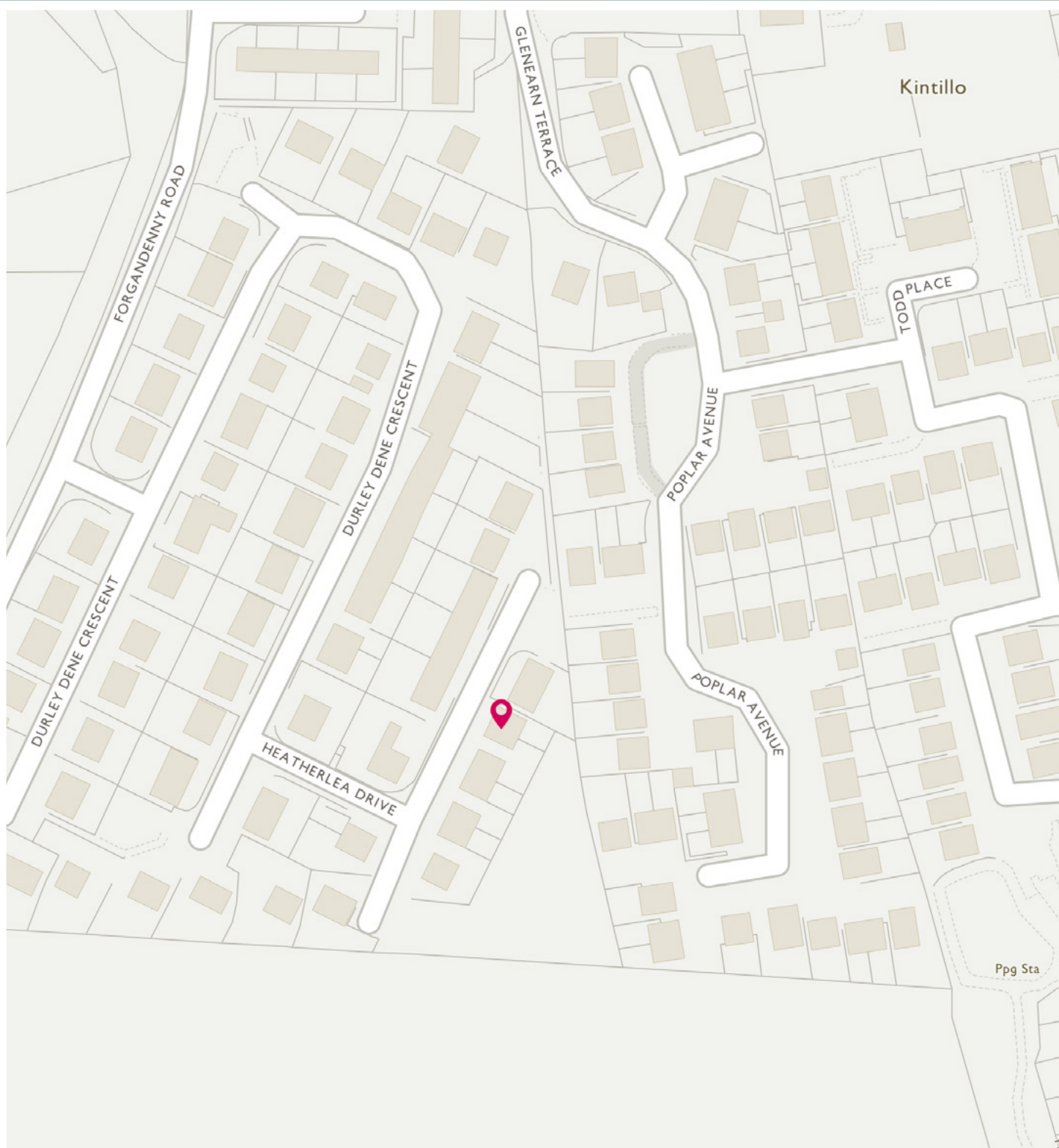
the garden





The village of Bridge of Earn sits by the River Earn 4 miles (6Km) South of Perth it nestles between Moncrieffe Hill to the North and the Ochil Hills close to the South making this a walker's paradise. The health-giving waters of Pitkeathly Wells made it Scotland's most popular spa and for many years people would arrive from all over Britain travelling by paddle steamer up the Tay Estuary to the Earn, mooring close by the shadow of Dunbarney Church. The "Brig" has moved with the times and is now adjacent to the best road communications in the country so it's easy to bring the rods and clubs.

Bridge of Earn is virtually surrounded by rivers, streams and lochs. There is a strong community spirit that has grown over the years and has seen Bridge of Earn grow into a vibrant and dynamic local village. Bridge of Earn won the best 'Large Village' in Take a Pride in Perthshire. Bridge of Earn and its adjoining village of Kintillo (dating back several hundred years) lies about 5 miles South of Perth adjacent to the M90 with slip roads North and South. The population is around 2500. Excellent schooling is nearby with independent schools such as Kilcraston, Strathallan and Craigclowan all in close proximity.



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Part
Exchange
Available



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