

Simple Approach



Estate Agents



**39 Earnbank, Perth
Perthshire PH2 9XA**

Offers over £94,950

Simple Approach are excited to bring to the market this charming two bedroom first floor flat situated in a desirable retirement development the village of Bridge of Earn. This spacious home comes with beautiful views of the countryside and comprising a bright and spacious living room with Juliette balcony, a good sized fitted dining kitchen, two double bedrooms with fitted storage and modern and stylish shower room with six jet power shower. All the amenities Bridge of Earn has to offer such as the local shops, restaurants and takeaways, and only 8 minutes drive from Perth City Centre and all its leisure facilities. Viewing is essential to appreciate the quality of home on offer, as well as the fantastic location that Paradise Avenue has to offer.

Lounge/ Dining

11'11" x 15'1" (3.65m x 4.62m)

Kitchen

10'0" x 7'6" (3.05m x 2.31m)

Bedroom 1

9'7" x 10'3" (2.93m x 3.14m)

Bedroom 2

10'0" x 10'4" (3.07m x 3.17m)

Bathroom

7'1" x 6'3" (2.18m x 1.92m)

External

Residential off street parking available to the front of the

property and very well maintained communal garden grounds which are mainly laid to lawn with mature trees and shrubs. There is also a tranquil decked area which overlooks the River Earn.

Location

Bridge of Earn is a highly popular village within the Perthshire area and has a number of amenities including a corner shop, pubs, cafes and restaurants and a doctors surgery among many others. This property is situated just 8 minutes from Perth City Centre and offers easy access to the major road networks towards the larger cities of Edinburgh, Dundee, Stirling and Glasgow, making this a highly sought after area for both locals and commuters. This property benefits from being within a few minutes of a very regular bus service.





- Charming Two Bedroom First Floor Flat
- Juliette Balcony
- Double Glazing
- Ample Amenities are Just a Short Walk Away
- Spacious Accommodation
- Sought After Village Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	55
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC