

Simple Approach



Estate Agents



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

Offers over £94,950

***** CLOSING DATE SET TUESDAY 8th SEPTEMBER 12 NOON*****

Simple Approach are excited to bring to the market this charming two bedroom ground floor flat situated in a desirable retirement development in the sought after village of Bridge of Earn. This spacious home comprises of a bright and spacious living room, a good sized fitted dining kitchen, two double bedrooms with fitted storage and modern bath and shower room. With all the amenities Bridge of Earn has to offer such as the local shops, restaurants and takeaways it's an ideal residential location for purchasers over the age of 55. It's also 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 is Earnbank.

Kitchen

9'10" x 7'6" (3.01 x 2.30)

Living Room

11'9" x 15'0" (3.59 x 4.59)

Shower Room

6'2" x 7'0" (1.88 x 2.15)

Bedroom

9'10",3'3" x 10'2" (3,01 x 3.12)

Bedroom

10'3" x 7'2" (3.14 x 2.19)

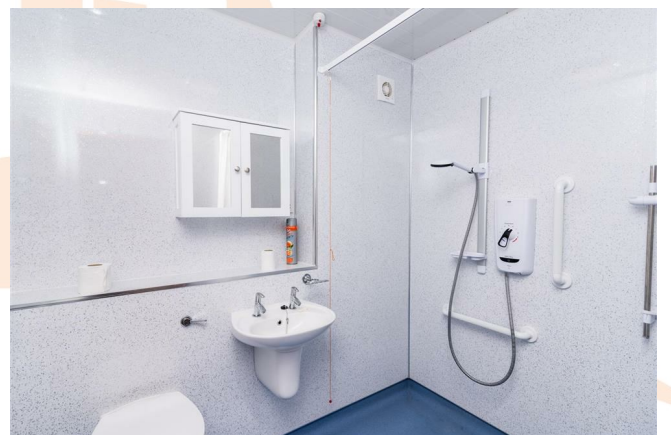
External

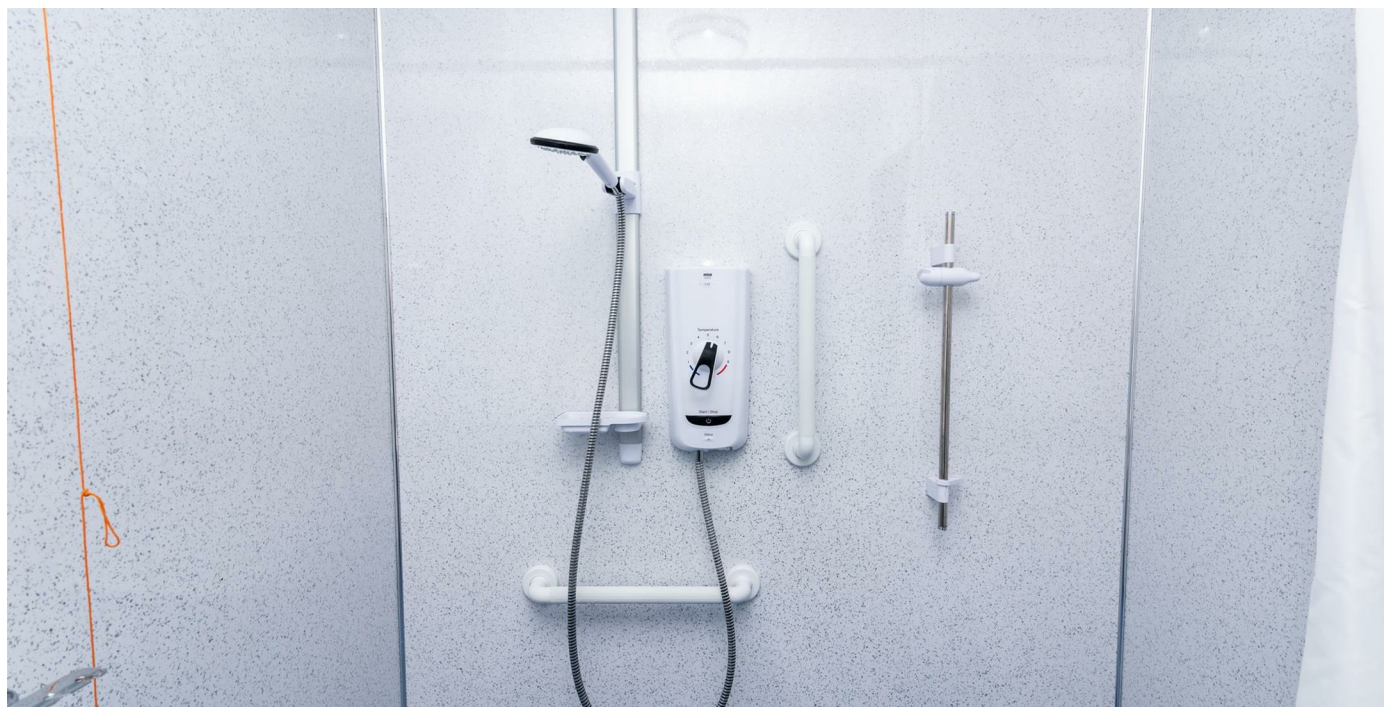
Residential off street parking available to the front of the

property and very well maintained communal garden grounds which are mainly laid to lawn with mature trees and shrubs. There is also a slabbed patio area leading off from the living room that can be enjoyed on those warm sunny evenings.

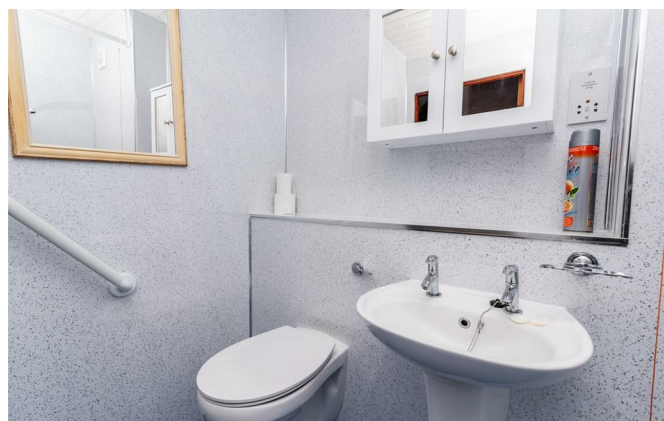
Location

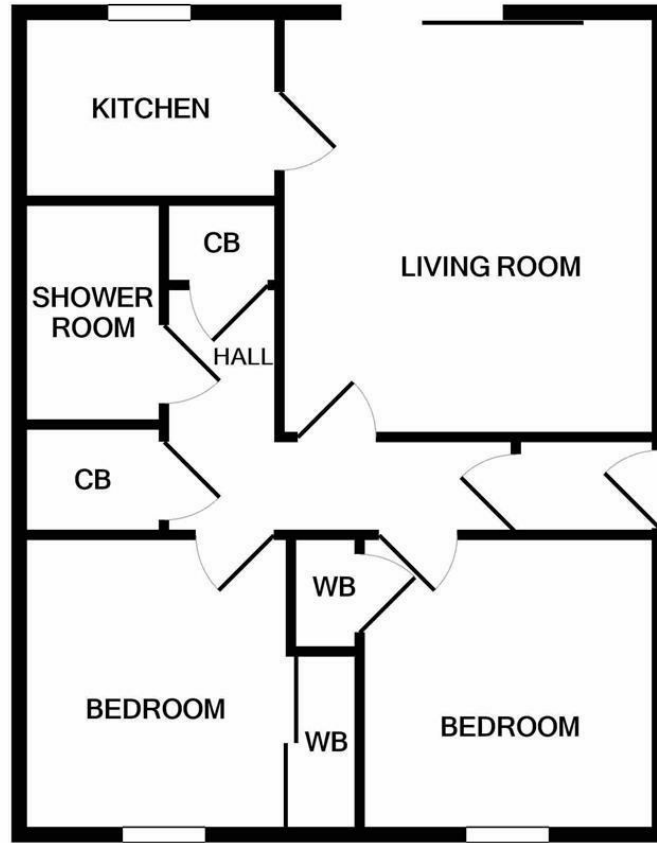
Bridge of Earn is a highly popular village within the Perthshire area and has a number of amenities including a corner shop, pubs, cafes and restaurants and a doctors surgery among many others. This property is situated just 8 minutes from Perth City Centre and offers easy access to the major road networks 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.





- Sought After Village Location
- Close to All Local Amenities
- Ground Floor Flat
- Double Glazing
- 2 Double Bedrooms
- ***** CLOSING DATE SET TUESDAY 8th SEPTEMBER 12 NOON*****





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	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	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland		EU Directive 2002/91/EC