

Simple Approach



**8 Bridgeton Brae, Perth
Perthshire PH1 3JZ**

Offers over £177,000

Simple Approach are delighted to welcome this beautifully presented Three Bedroom Bungalow on Bridgeton Brae to the Perthshire residential market. Set in the heart of the ever desirable Village of Almondbank positioned just a few miles West of Perth this idyllic family home comes to the market in good condition, having been decorated in light, neutral tones and well maintained by the present owner throughout. Comprising; a warm and welcoming lounge with a log burning stove, a fitted kitchen and three double bedrooms with the master having a working fireplace which offers all the living space required by any growing family across one floor. This property boasts sought-after features such as a log burning stove, spacious accommodation throughout and and a good-sized family south facing garden to the front and views over the River Almond.

Viewing is absolutely essential to appreciate the quality of home on offer, as well as the excellent location. **Viewing** is absolutely essential to appreciate the quality of home on offer, as well as the excellent location. To its close proximity and easy commuting distance to Perth City just a couple of miles away. Almondbank itself also offers plenty of its own nearby amenities, such as a convenience store, two pub one with restaurant, cafe and a reputable Primary School all within walking distance of this property's doorstep. The Village is well-known for its picturesque surroundings as well as its beautiful field and riverside walks, again all within minutes of Roman Road where the purchaser can enjoy the peace and quiet of a countryside location without falling off the beaten track.

Kitchen
10'2" x 13'0" (3.10 x 3.97)

Bedroom (Master)
15'7" x 10'5" (4.75 x 3.18)

Bedroom
10'7" x 8'3" (3.24 x 2.53)

Bedroom
11'7" x 7'11" (3.54 x 2.43)

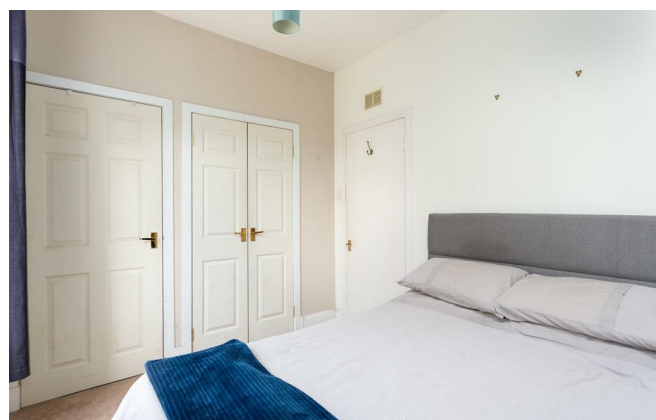
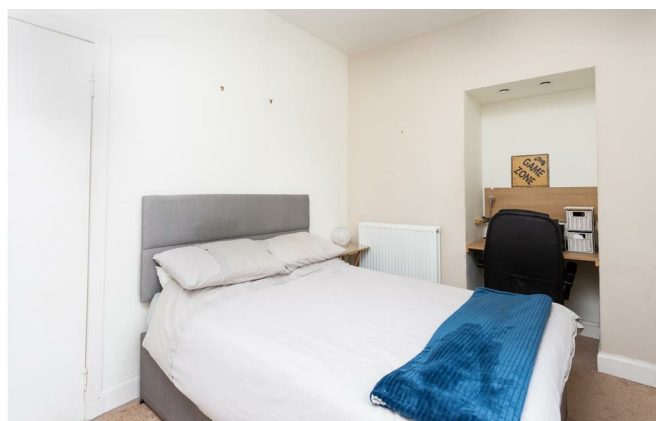
Bathroom
6'2" x 6'2" (1.88 x 1.88)

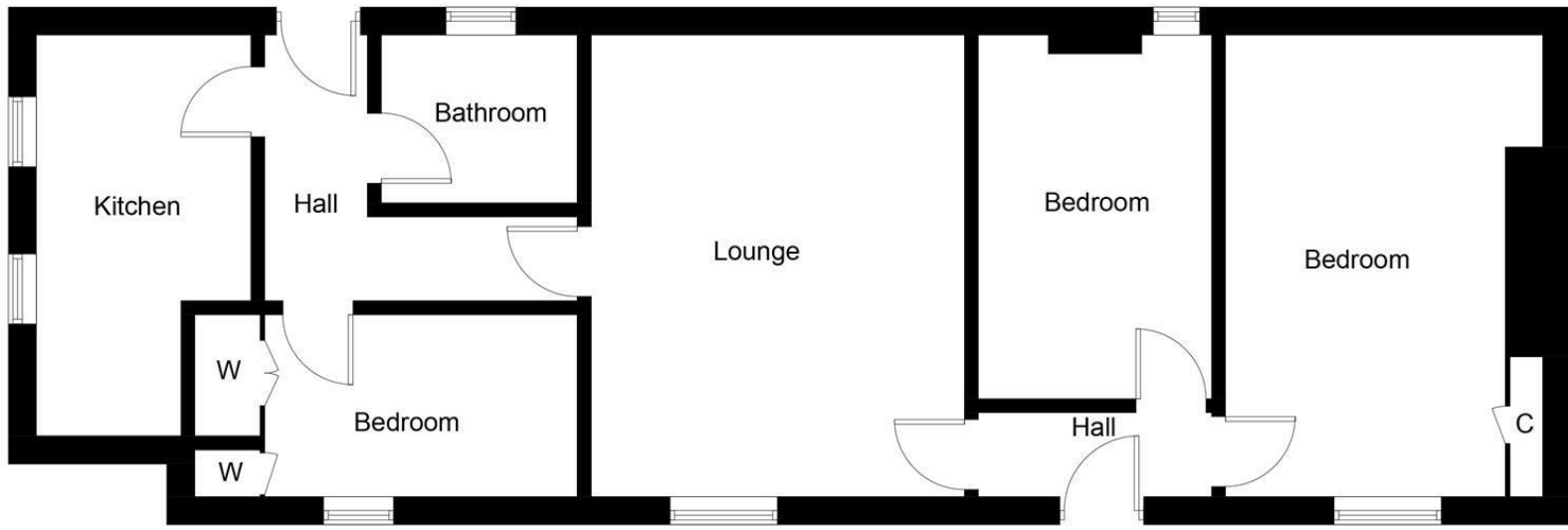
Location
The village of Almondbank has recently become a very






- Three Bedroom Semi-Detached Cottage
- Great Sought After Location
- Log Burning Stove
- Spacious Accommodation Throughout
- Private Parking





Ground Floor



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