



12 Poplar Avenue, Bridge Of Earn, PH2 9FJ  
Offers over £218,500

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## 12 Poplar Avenue Bridge Of Earn, PH2 9FJ

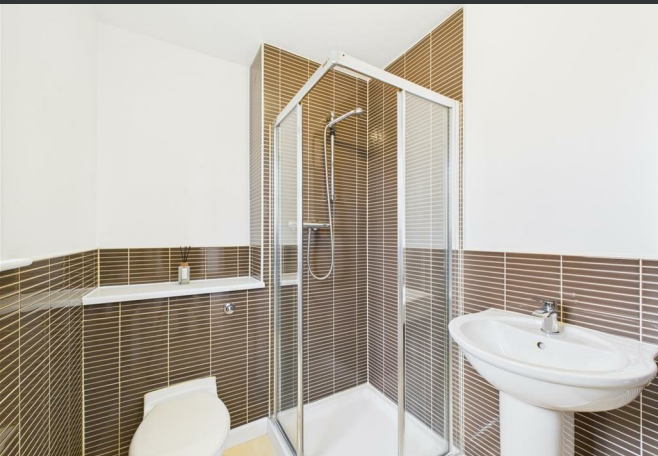
- Spacious lounge with feature fireplace
- Three bright bedrooms
- Family bathroom plus ground floor WC
- Fresh, neutral décor throughout
- Off-street parking
- Modern kitchen/diner with French doors
- Main bedroom with en-suite
- Enclosed rear garden with patio
- Gas central heating & double glazing
- Quiet residential cul-de-sac

Tucked away in a peaceful cul-de-sac in the popular village of Bridge of Earn, this well presented three-bedroom semi-detached home offers modern family living in move-in condition. Set over two floors and finished in neutral tones, the property features a bright, spacious lounge with dual windows to the front, perfect for cosy evenings. To the rear, the dining kitchen boasts generous counter space, integrated appliances and French doors opening out to the fully enclosed garden – a wonderful space for outdoor dining and relaxation.

Upstairs, the home comprises three well-proportioned bedrooms, including a generous main bedroom with built-in wardrobes and an en-suite shower room. The second bedroom also benefits from a built-in wardrobe, offering excellent storage. A stylish family bathroom and additional WC on the ground floor complete the accommodation. The property also benefits from double glazing, gas central heating, off-street parking to the front of the property, and a well-kept front garden.

Ideal for young families, first-time buyers or downsizers alike, this home is set in a quiet residential street within easy reach of Perth, and offers the perfect balance of village charm and city accessibility. A must-see!

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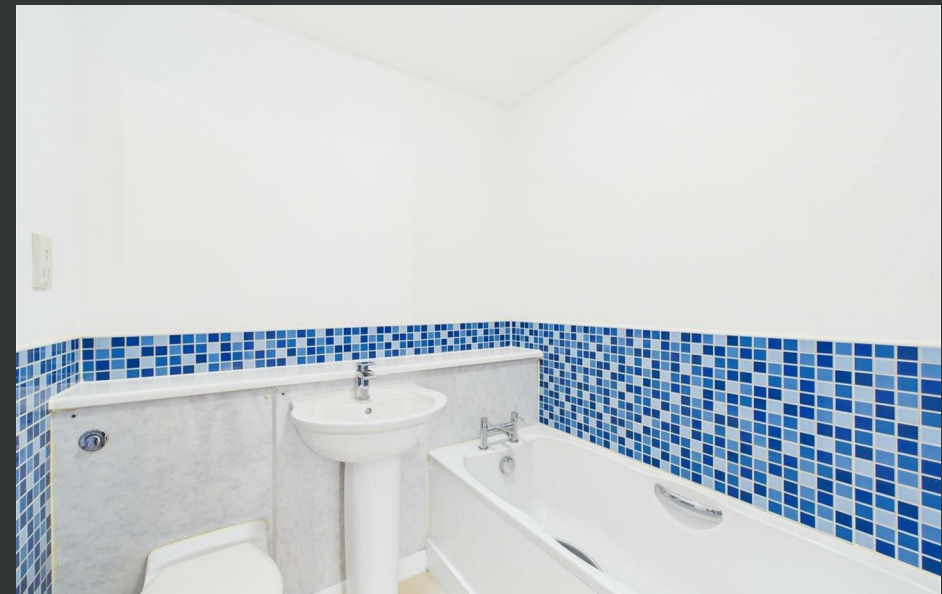






## Location

Bridge of Earn is a thriving village just minutes from Perth, offering the charm of rural living with the convenience of excellent transport links. It boasts a primary school, local shops, cafes, parks, and easy access to the M90 for commuting to Edinburgh or Dundee. Surrounded by countryside and woodland walks, it's a perfect choice for families and professionals seeking both tranquillity and connectivity.

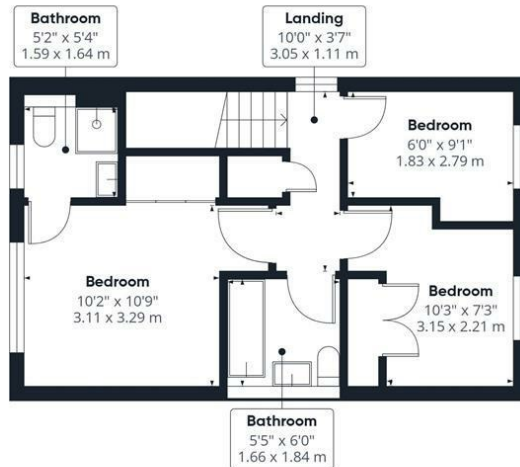








Ground floor



Floor 1

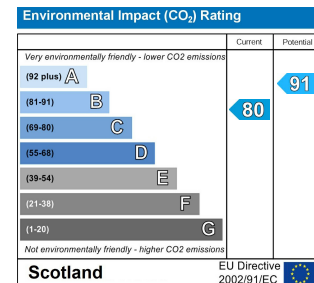
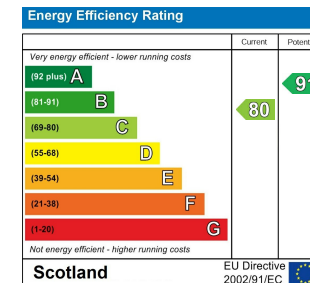
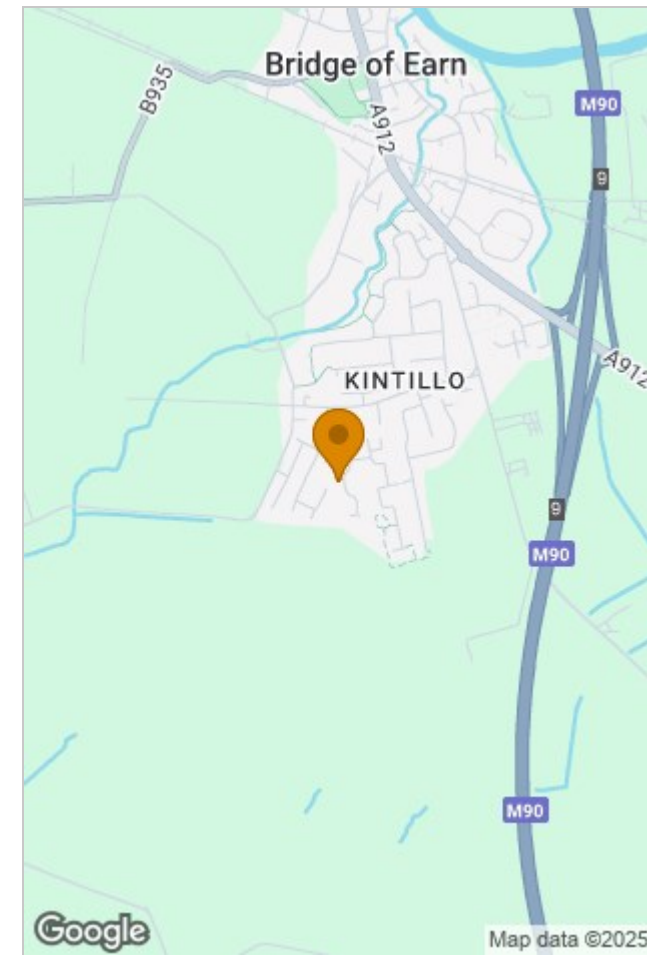


Approximate total area<sup>(1)</sup>  
848 ft<sup>2</sup>  
78.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.