



11 Burnbank, Perth, PH2 9BW  
Offers over £230,000

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# 11 Burnbank Perth, PH2 9BW

- Three-bedroom semi-detached home
- Bright living room with French doors
- Spacious fitted kitchen
- Ground floor WC
- Gas central heating & double glazing
- Quiet cul-de-sac location
- Separate dining area
- Sunroom with garden views
- Low-maintenance rear garden with shed & lean-to
- Close to village amenities & transport links

Nestled within a peaceful cul-de-sac in the sought-after village of Bridge of Earn, this spacious three-bedroom semi-detached home offers excellent family accommodation with generous living space and private gardens.

The ground floor begins with a welcoming hallway and a convenient WC, leading to a bright and well-proportioned living room with neutral décor and double doors to the dining room. The dining area flows seamlessly into a large fitted kitchen, which features an extensive range of wall and base units and direct access to a sunroom. The sunroom, with its full-height glazing and garden views, creates a light-filled space perfect for year-round enjoyment. Upstairs, there are three well-sized bedrooms, two of which benefit from built-in storage, alongside a modern family bathroom.

Externally, the rear garden is designed for easy maintenance with gravelled areas, patio seating space, and mature planting. A lean-to and shed provide excellent storage options, while a single garage on the street offers secure parking or additional storage. The front garden is well-kept and adds to the home's kerb appeal. With gas central heating, double glazing, and a superb layout, this property is ideal for growing families or those seeking a quiet village setting while remaining within easy reach of Perth and the M90 for commuting.

Offers over £230,000





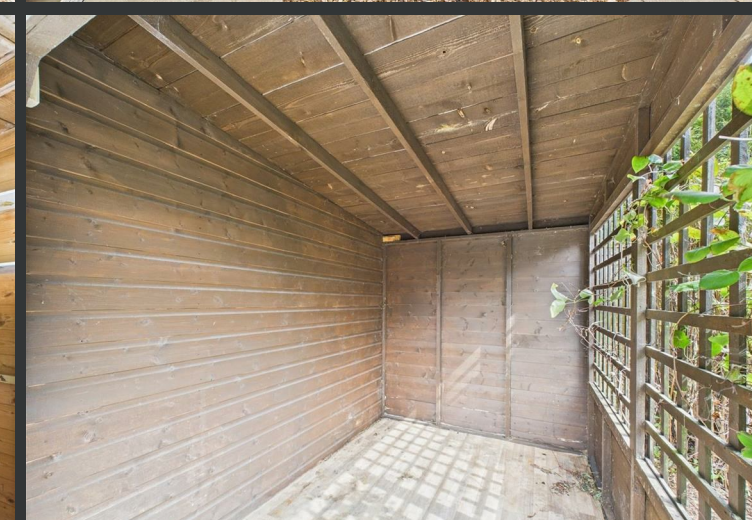
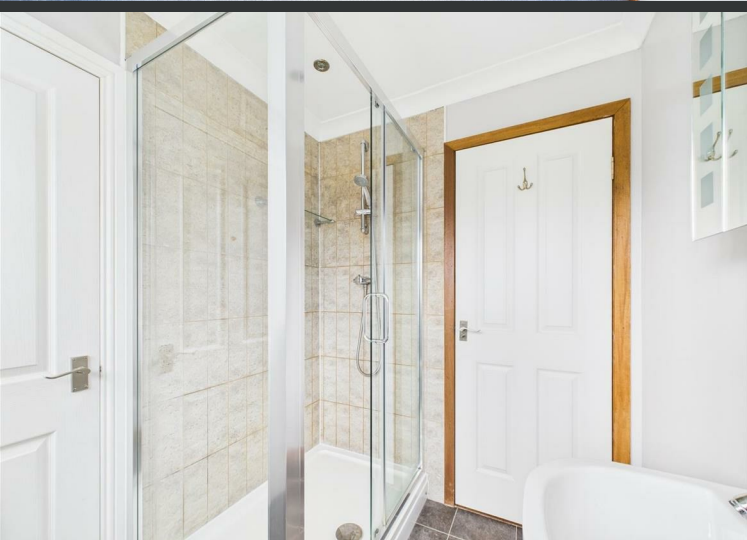


## Location

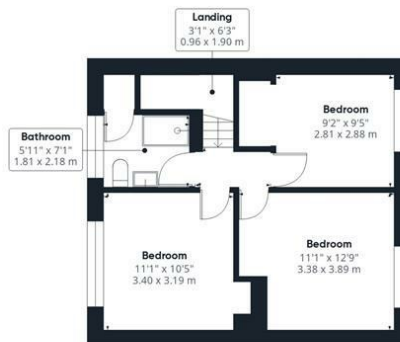
Bridge of Earn is a charming village just south of Perth, offering a welcoming community atmosphere and a range of local amenities including shops, cafés, a primary school, and leisure facilities. Surrounded by scenic countryside, it provides plenty of opportunities for walking and outdoor activities. The village benefits from excellent transport links, with the M90 nearby giving quick access to Perth, Edinburgh, and other major destinations. Regular bus services connect to Perth city centre, where a full array of shopping, dining, and cultural attractions await. This combination of rural charm and urban convenience makes Bridge of Earn a highly desirable place to live.











**Possible**  
making it Possible

Approximate total area<sup>(1)</sup>

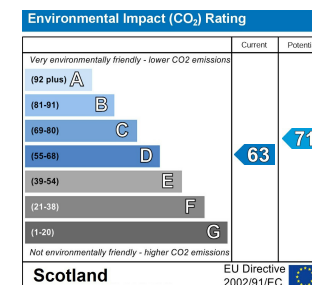
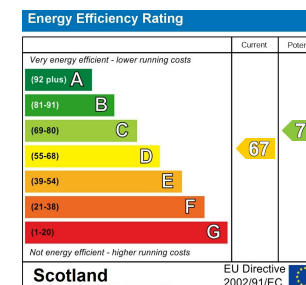
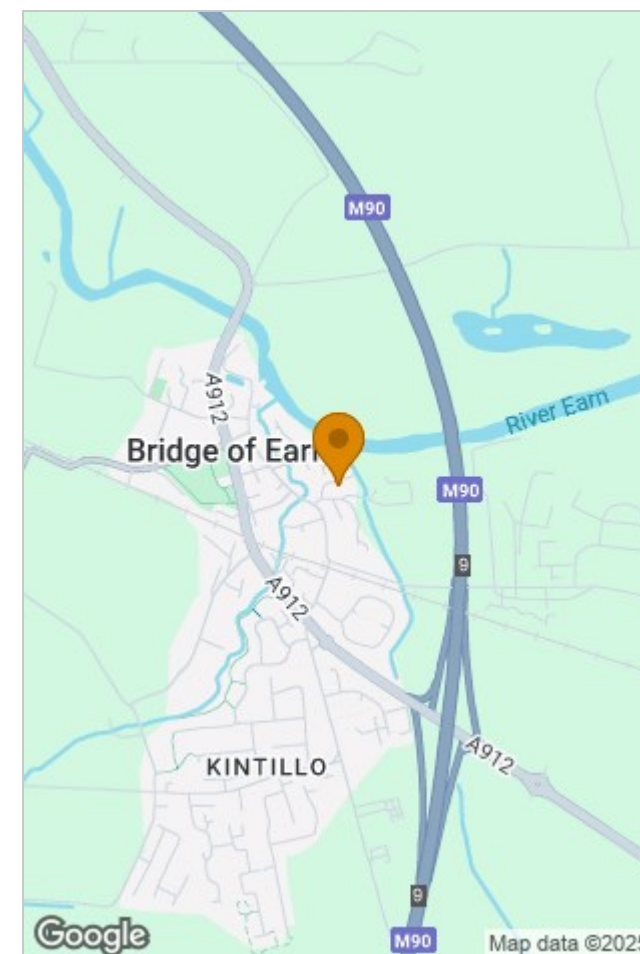
1117 ft<sup>2</sup>

103.8 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.

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