



5 Earngrove, Perth, PH2 9BL
Offers over £245,000



5 Earngrove Perth, PH2 9BL

- Detached 3-bedroom home
- Spacious and bright lounge
- Contemporary shower room
- Gas central heating and double glazing
- Private driveway and single garage
- Bespoke Ashley Ann dining kitchen
- Pleasant snug/office
- Excellent internal storage throughout
- Well-kept gardens to front and rear
- Quiet cul-de-sac location in a desirable village

Nestled in a quiet cul-de-sac, this beautifully presented link-detached home offers generous and flexible accommodation ideal for a range of buyers. From the moment you arrive, the neatly kept front garden and gravelled driveway set a welcoming tone. Step inside and you're greeted by a bright and airy hallway leading to a spacious lounge with large front-facing window and elegant neutral décor.

The contemporary Ashley Ann kitchen has been stylishly upgraded and features sleek units, ample worktop space, quality flooring and integrated appliances. With room for a table and chairs, it's perfect for relaxed meals and entertaining. The home offers three double bedrooms—one, and two on the upper floor—each well-proportioned and flooded with natural light. The shower room is fresh and modern with quality fixtures and a walk-in shower. Additional benefits include double glazing, gas central heating and excellent storage throughout. Outside, the rear garden is a peaceful retreat with contrasting gravels, an area of lawn and a corner patio, mature shrubs and a shed. A single garage with electric door completes the offering. This delightful home has been meticulously maintained and is ready to move into. Viewing is essential to appreciate all it has to offer.

Offers over £245,000



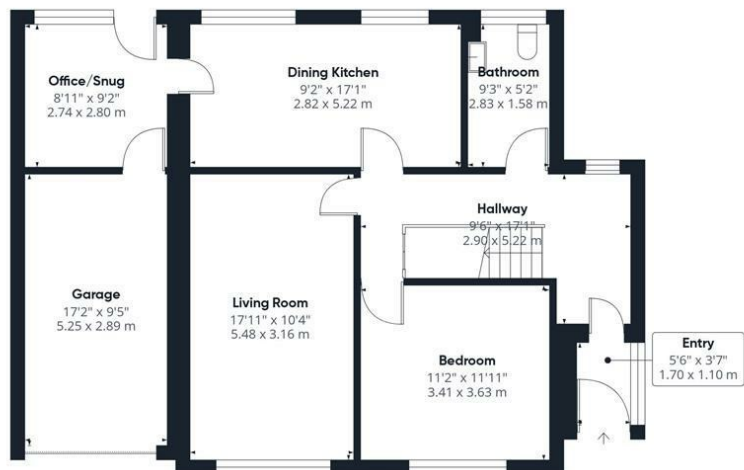


Location

Bridge of Earn is a charming and well-connected village just a few miles south of Perth, offering the perfect balance of countryside living with city convenience. The village boasts local shops, a primary school, pharmacy, restaurants and excellent public transport links. Nearby Perth provides further amenities including supermarkets, leisure facilities and rail links. The M90 motorway is easily accessible, making it an ideal base for commuters to Edinburgh, Dundee or beyond. Surrounded by beautiful countryside and scenic walks, Bridge of Earn offers a relaxed lifestyle while keeping everything you need within easy reach.







Ground floor



Floor 1



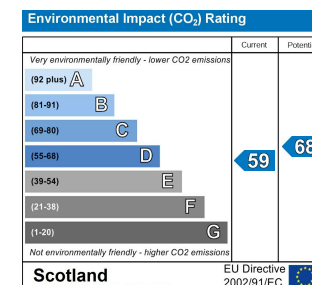
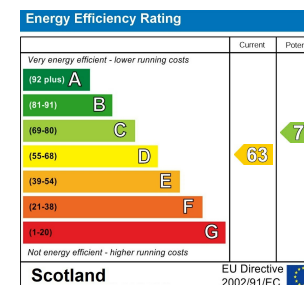
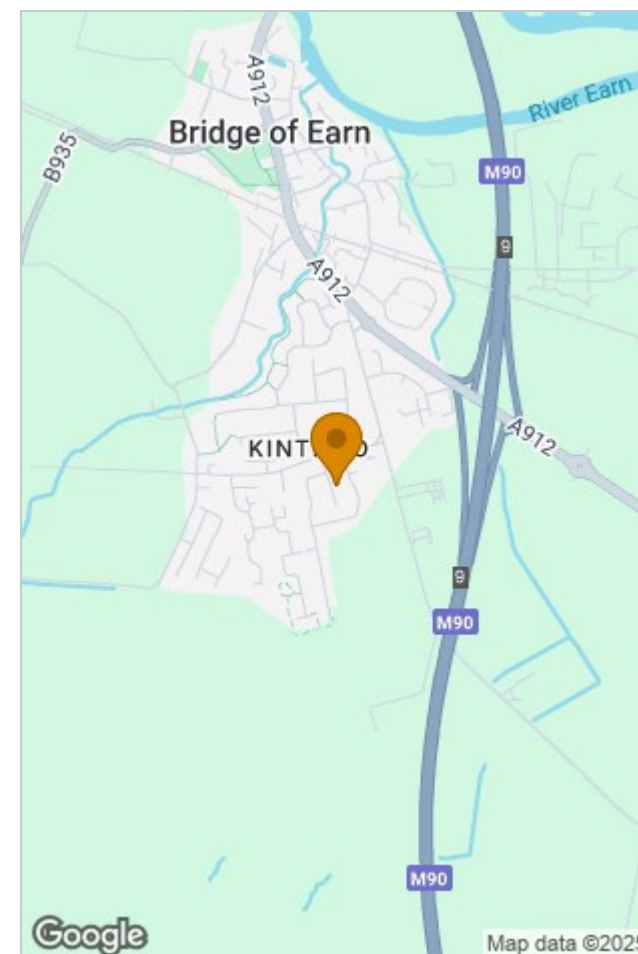
Approximate total area⁽¹⁾
1231 ft²
114.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

