



12 Elm Court, Perth, PH2 9RU  
Offers over £100,000



# 12 Elm Court Perth, PH2 9RU

- Bright and modern one-bedroom ground floor flat
- Contemporary kitchen with dining space
- Stylish bathroom with shower over bath
- Fresh, modern décor throughout
- Well-maintained communal gardens
- Spacious lounge with French doors to garden
- Generous double bedroom with fitted storage
- Hallway with excellent storage and office nook
- Residents' parking available
- Ideal for first-time buyers, downsizers, or investors

This beautifully presented one-bedroom ground floor apartment offers modern living in the heart of Bridge of Earn. Situated in a popular residential development, the property combines style, comfort, and practicality, making it an ideal purchase for first-time buyers, downsizers, or investors.

Upon entering, you are welcomed by a bright hallway with excellent storage, including a cleverly designed office nook – perfect for home working. The lounge is generously proportioned, filled with natural light through French doors that open directly onto a shared garden area. This creates a lovely connection between indoor and outdoor living. The modern kitchen is fitted with ample units and worktops, providing plenty of storage and space for dining. The double bedroom is well-sized, decorated in a fresh and inviting style, and complemented by fitted wardrobes. The bathroom features a modern white suite with shower over bath, finished with attractive tiling. Externally, the property benefits from allocated residents' parking and well-maintained communal grounds. The ground floor position ensures accessibility, while the overall layout provides a comfortable and practical living space. With its combination of modern finish, thoughtful design, and sought-after location, this property represents a fantastic opportunity to secure a home in one of Perthshire's most desirable villages.

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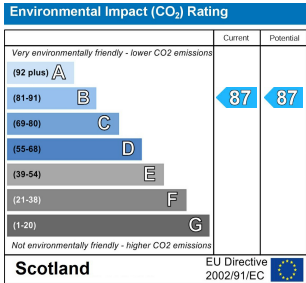
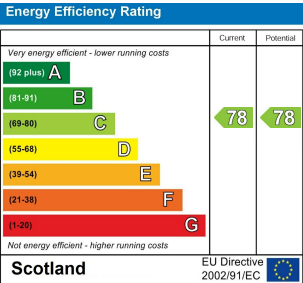
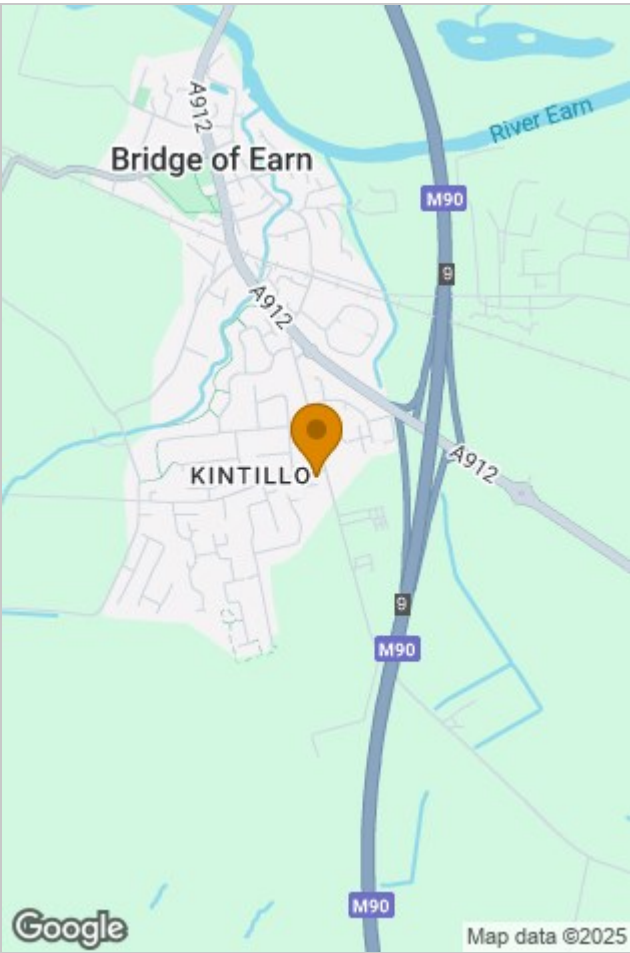
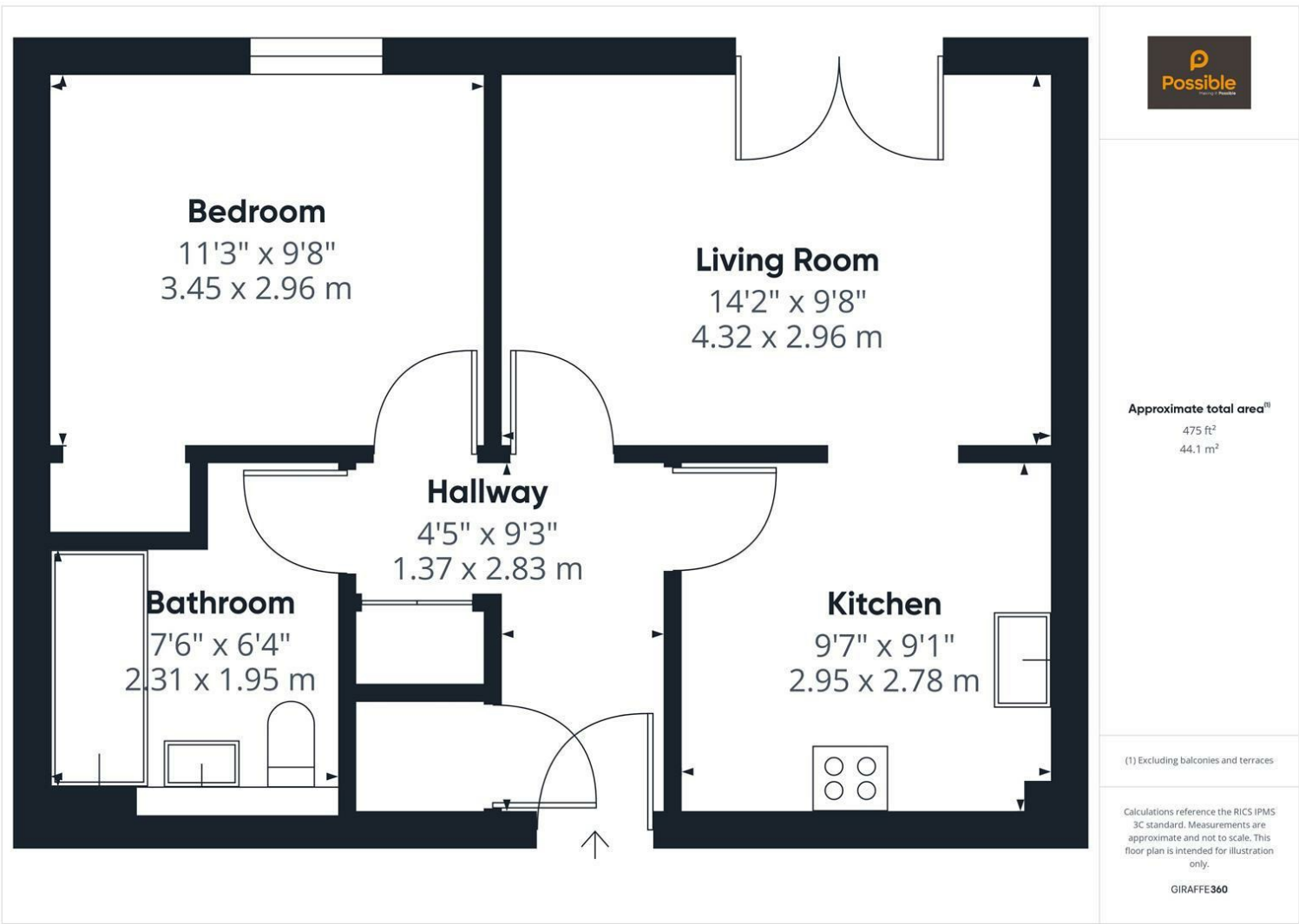


## Location

Bridge of Earn is a vibrant village just four miles south of Perth, offering a wonderful mix of amenities and community spirit. Local shops, cafés, and restaurants are all within easy reach, along with primary schooling and medical facilities. Outdoor enthusiasts will appreciate the surrounding countryside walks and nearby River Earn. Excellent transport links make commuting simple, with easy access to the M90 for travel to Perth, Edinburgh, and beyond. Regular bus services further enhance connectivity. Combining village charm with convenience, Bridge of Earn is an attractive choice for those seeking a peaceful lifestyle while staying close to the city.







## 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.