



Burnside Back Street, Bridge Of Earn, PH2 9AB
Offers over £125,000





- Charming ground-floor flat
- Bright living room with feature fireplace
- Fresh white bathroom suite
- Neutral décor throughout
- Ideal for first-time buyers or downsizers
- Two well-proportioned bedrooms
- Well-laid-out kitchen with garden access
- Private enclosed rear garden
- Move-in ready condition
- Private off-street parking

Burnside is a charming and deceptively spacious two-bedroom ground-floor flat, perfectly positioned in the heart of Bridge of Earn. Offering a blend of character features and modern upgrades, this inviting home is ideal for first-time buyers, downsizers or those seeking an attractive investment opportunity. The accommodation flows comfortably across one level and includes a bright living room with a central fireplace, providing a warm focal point and a cosy atmosphere. The adjacent kitchen is well-appointed, featuring ample storage, generous worktop space, and direct access to the rear garden. Both bedrooms are well-proportioned, with the larger room benefiting from a walk-in wardrobe. The bathroom is fresh and modern, fitted with a white suite. Neutral décor throughout ensures the property is move-in ready, while still offering scope for personalisation.

Externally, the fully enclosed rear garden provides a private outdoor space with lawn and patio areas, ideal for relaxing or entertaining. It also boasts a useful shed/garage and private off-street parking. Burnside sits in a peaceful setting while still being only a short walk from local amenities, cafés and transport links, making day-to-day living easy and convenient. This is a delightful home in a highly desirable village location, offering comfortable living with great potential.



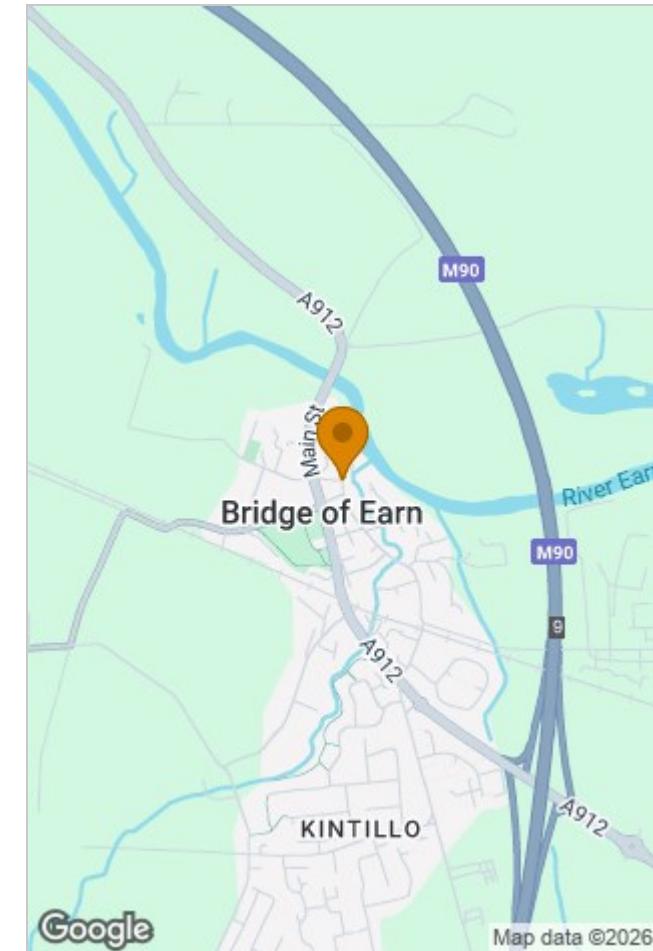


Location

Bridge of Earn is a thriving and well-connected village just south of Perth, offering an excellent balance of convenience and community. Residents enjoy a selection of local cafés, shops, pubs and everyday services, all within easy walking distance. The village sits close to major transport routes, including the M90, providing quick access to Perth, Edinburgh and wider central Scotland. Scenic riverside walks and surrounding countryside add to its appeal, making it ideal for those who value both amenities and outdoor space. Bridge of Earn is a popular choice for families, commuters and anyone seeking a peaceful yet accessible location.







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	