

MILLER GERRARD

Solicitors and Estate Agents



16 CHAISE ROAD, BRIDGE OF EARN, PERTH, PH2 9DZ

A CHARMING TWO BED SEMI-DETACHED BUNGALOW, IDEALLY LOCATED IN A HIGHLY DESIRABLE AND EXTREMELY QUIET RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE LOCAL AMENITIES.

- ENTRANCE HALLWAY
- SECOND LIVING /DINING ROOM
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- EPC BAND 'D'
- LIVING ROOM
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £175,000

OFFERS OVER £ 175,000

Miller Gerrard are delighted to bring to the market this charming two bed semi-detached bungalow, located in a highly desirable and popular residential area, providing easy access to the local amenities.

The property comprises entrance hallway, living room, kitchen, second living room / dining room, shower room, and two double bedrooms.

Benefiting from a driveway, spacious front and rear gardens, gas central heating and double glazing.

Entrance Vestibule and Hallway: Accessed via a fully insulated front doorway with Amtico flooring. There is access to the partially floored attic space via a Ramsay style loft ladder.

Living Room: A well-proportioned room with large picture window to the front fitted with blinds, a flame effect electric fire with white surround and marble hearth, alcove with display above and cupboard below and Amtico flooring throughout.

Kitchen: Fitted with a range of both floor standing and wall mounted kitchen cabinets including a glass fronted display cabinet. There is a free standing electric cooker with hob and oven below, dishwasher, washing machine, large fridge, a deep kitchen sink with window above and vinyl flooring.

Second Living Room/Dining Room: A bright and spacious room which benefits from the sun throughout the day and provides plenty of space for both dining and sitting. There is a window with blinds providing views to the rear gardens and there are sliding patio doors.

Shower Room: Comprising a large walk-in shower with rainfall shower head and non-slip shower tray, integrated wash hand basin with storage below and glass fronted cabinet above and a WC. The walls are lined with Wet-wall and there is Vinyl flooring.

There are two good sized double bedrooms, one to the front with window, blinds and a fitted carpet, one to the rear with window, blinds and Amtico flooring.

Exterior: The front garden is fenced and laid in gravel for ease of maintenance with mature planting throughout, the driveway is suitable for parking at least two vehicles. The spacious gardens to the rear are surrounded by fencing and are also laid in gravel with mature planting. There is a patio area, one smaller storage shed for tools, and a large storage shed for more bulky items.

Bridge of Earn is a small town that lies on the River Earn just south of Perth. It is ideally placed providing easy access to motorway links for onward travel to both the North and South, and is commutable to the cities of Dundee, Stirling, Edinburgh and Glasgow. Amenities in the town include a Church, Primary School, Nurseries, Bowling Green, Village Hall, Restaurants, and a Co-op. There is a thriving community with many social clubs for both children and adults, including football, exercise classes, and walking and cycling groups.

FOR OUT OF HOURS VIEWINGS PLEASE CONTACT—07932 944371













FLOOR PLAN



16 Chaise Road, Bridge of Earn, PH2 9DZ

Plan not to scale.
For illustrative purposes only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.64 x 3.70	REAR BEDROOM	3.20 X 3.17
SECOND LIVING / DINING ROOM	4.43 X 3.64	FRONT BEDROOM	3.72 X 3.73
KITCHEN	3.70 X 2.26	SHOWER ROOM	3.15 X 1.58

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Zoopla

Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSpC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE