EARNSIDE COTTAGE, BACK STREET, BRIDGE OF EARN PH2 9AB – FIXED PRICE £60,000

HOME REPORT VALUATION £70,000

GENERAL DESCRIPTION

This pleasant ground floor flat is situated within the popular village of Bridge of Earn, just four miles from Perth in a quiet street with little passing traffic. The property itself is within walking distance of local amenities, including doctors' and dentists' surgeries, small supermarket with post office facilities, a thriving primary school and a good choice of pubs and restaurants. The village also benefits from a variety of leisure facilities including tennis courts and a bowling green and is within a few minutes' drive of the M90 motorway, which in turn provides easy commuting to all major cities and airports in the central belt.

ACCOMMODATION

Earnside Cottage is in move-in condition and offers modest accommodation which is accessed via a hardwood door with a decorative glass inlay and comprises: a vestibule with coat hooks and cupboard housing the fuse box and dark plank-effect laminate flooring which continues through to the sitting room and rear hall. A 15-pane glazed door opens to the sitting room which has a splendid feature stone wall housing with focal-point cast iron solid fuel fire, with tiled hearth making this a cosy room to relax in. Storage is provided via a shelved press to the side, and there's a deep-silled window with views to the front of the property. A further glazed door leads to the rear hall which has a large shelved cupboard housing the boiler, providing storage. The modern and bright breakfasting-kitchen is fitted with white wall, base and display units and wine rack and contrasting laminate worktops and tiled splashback. Appliances include a ceramic hob with a glass splashback with extractor fan above and electric oven below, an automatic washing machine and upright fridge-freezer and there's a flip top table for casual dining and a deep-silled window above the stainless-steel sink, enjoying peaceful views to a wooded backdrop. The bright double bedroom has light laminate flooring and a built-in double wardrobe and a deep silled window to the front, and there's a spacious part-tiled bathroom with white suite and bath with electric shower with glass shower screen with wash hand basin with a decorative mirror above, vinyl flooring and spot lighting and deep-silled window providing views to the rear. All windows are double glazed, electric heating is installed and there is neutral décor throughout. This delightfully quaint property will no doubt appeal to a wide variety of purchasers, including first time buyers and or as a buy to let opportunity therefore early viewing is recommended. **Home Report valuation £70,000.**

EXTERNAL

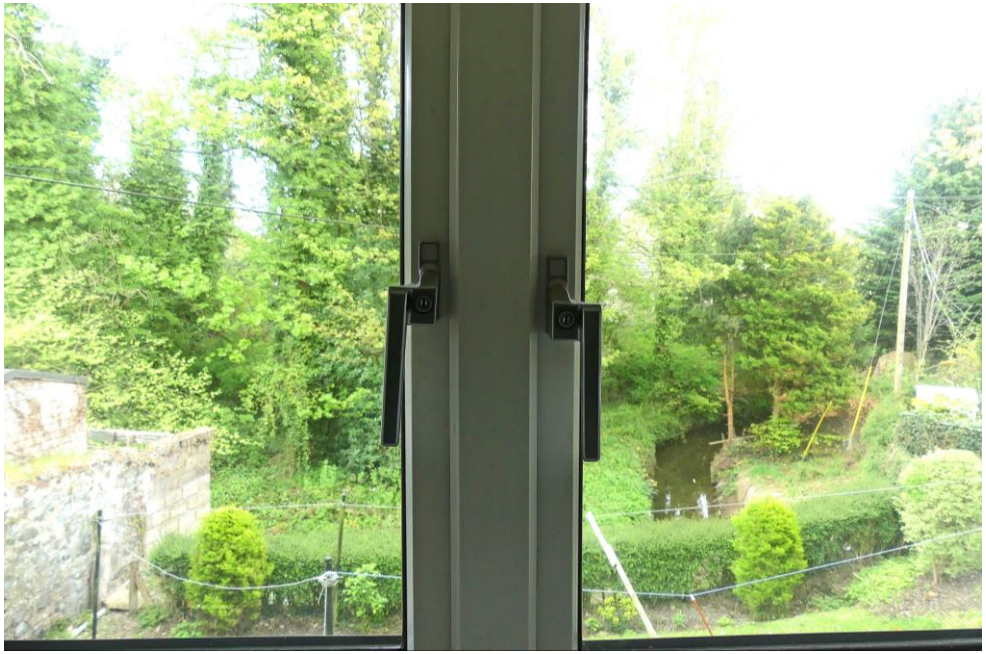
Entrance to a communal garden is provided through an vennel to the side of the property. The garden houses a cellar which is for sole use of Earnside Cottage.

GENERAL INFORMATION

It is proposed to include all fitted floor coverings, curtains, blinds and light fittings in the sale, together with the appliances as stated in the schedule.

McCash & Hunter
Solicitors & Estate Agents

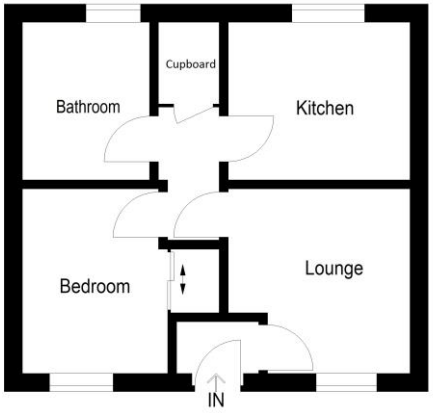
Coffee
BUSH



KITCHEN

Entry: By arrangement.
Council Tax: Band A.
EPC Rating: Band D.
To View: Contact solicitor 01738 635300.
To View: Contact PSPC 01738 635301.
PSPC opens 7 days a week.
McCash & Hunter Ref: FMN/MP/EARN
PSPC Area: Bridge of Earn.

HOME REPORT ACCESS:
www.packdetails.com
Reference: HP587430
Postcode: PH2 9AB



ROOM SIZES
VESTIBULE 4'7" x 3'5" – 1.40m x 1.04m approx.
SITTING ROOM 13'1" x 10'4" – 3.99m x 3.15m approx.
REAR HALL 5'8" x 3'1" – 1.73m x 0.94m approx.
HALL CUPBOARD 3' x 4' – 0.91m x 1.22m approx.
BREAKFASTING KITCHEN 9'9" x 8'9" max – 2.97m x 2.67m max approx.
BEDROOM 8'3" x 12'7" max – 2.51m x 3.84m max approx.
BATHROOM 8'5" x 6'7" max - 2.57m x 2.01m max approx.

LOCATION
From Perth take the Edinburgh Road, continuing onto the A912 for Bridge of Earn, follow the road into Bridge of Earn, turning left into Dunning Street and left again into Back Street. Earnside Cottage is 100 yards on the right.

McCash & Hunter
Solicitors & Estate Agents
Zoopla Smarter property search
PrimeLocation.com
rightmove
OnTheMarket.com
spc scotland
pspc

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Disclaimer: Although these particulars are believed to be accurate they are intended only to give a general description of the property. Their accuracy is not warranted and they do not form part of an offer to sell.