



[▶ To view the HD video click here](#)



Located within the sought-after Earnbank retirement development within Bridge of Earn is this attractive two bedroom ground floor apartment benefiting from double glazing, electric heating, good storage space and use of the beautiful communal garden grounds surrounding the development. The property enjoys a very peaceful and convenient location within walking distance of the various amenities available within the village including local supermarket, bakery, pharmacy, restaurants, regular bus service, doctor's surgery and easy access onto the M90 motorway. The entrance to the property can be found via a well maintained communal hallway. Within the property, a central hallway provides access to all rooms. The bright and spacious lounge provides space for various items of furniture. Off of the lounge is the kitchen which is fitted with a good amount of modern base and wall units. The modern shower room has been fitted with a suite comprising WC, wash-hand basin, and walk-in shower enclosure. The large communal grounds are regularly maintained by a factoring service and consists of large areas of lawn sweeping around the development. There is also a fantastic large area of decking nestled above the river which provides superb views of the River Earn and countryside.

AT A GLANCE

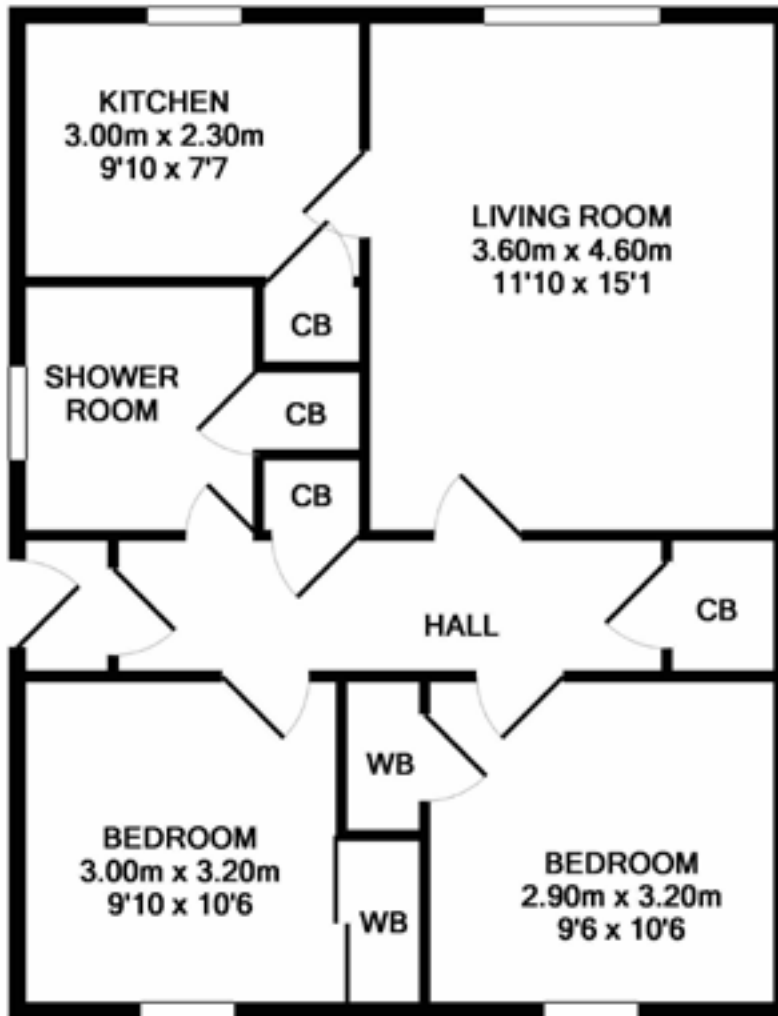
- Two bedroom ground floor apartment
- Bright and spacious lounge
- Fully fitted kitchen
- Modern shower room

THE FINER DETAIL

- Double glazing
- Electric heating
- Large communal grounds
- EPC Band D







18 EARNBANK
BRIDGE OF EARN
PH2 9XA

Approx gross internal area 656.599 sqft | 61 sqm
Property reference XN1671

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

Find out more contact Clyde Property Perth: 26 George Street, Perth PH1 5JR. T: 01738 507070 F: 01738 629439 E: perth@clydeproperty.co.uk



clydeproperty.co.uk

