



25 Poplar Avenue, Bridge Of Earn, PH2 9FJ
Offers over £360,000

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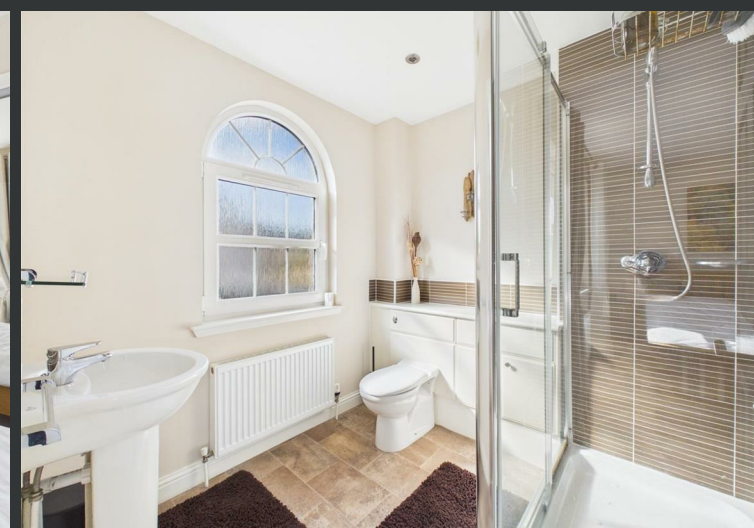
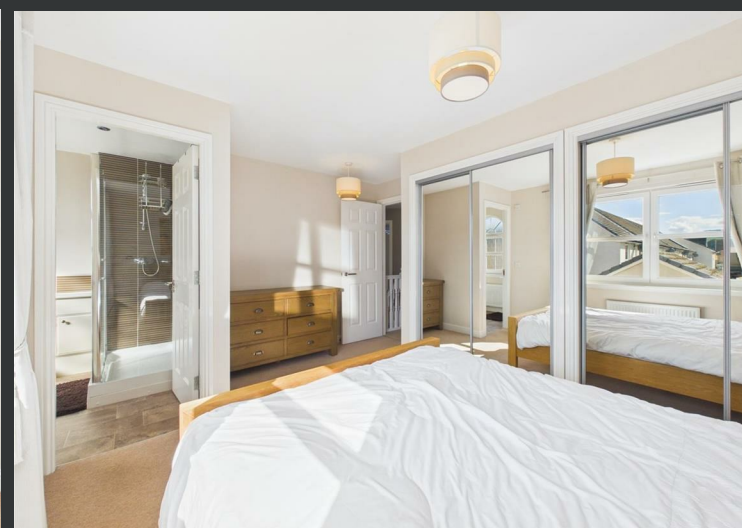
- Spacious detached family home
- Flexible sitting room/fifth bedroom
- Large dining kitchen
- Living roomw with garden access
- EV charging points
- Four double bedrooms
- Family bathroom and en-suite
- Separate utility room room
- Landscaped rear garden
- Detached double garage and driveway

A spacious and beautifully presented detached family home offering an impressive degree of flexibility, generous living accommodation and an attractive landscaped garden within the popular village of Bridge of Earn.

The ground floor is centred around a welcoming hallway, with a bright living room opening directly onto the rear garden and a separate sitting room which could equally serve as a fifth bedroom, home office or additional family space. A modern dining kitchen provides plenty of storage and workspace together with a breakfast bar, complemented by a separate utility room and WC. Upstairs, the accommodation comprises four double bedrooms (1 en-suite), all with built-in storage space and a family bathroom, providing excellent practicality for family life. Outside, the rear garden has been thoughtfully landscaped with a generous paved patio, raised lawn, established planting and a garden summerhouse, creating an appealing space for relaxing and entertaining. To the front, an extensive driveway provides ample off-street parking, EV charging points and leads to a substantial detached double garage.

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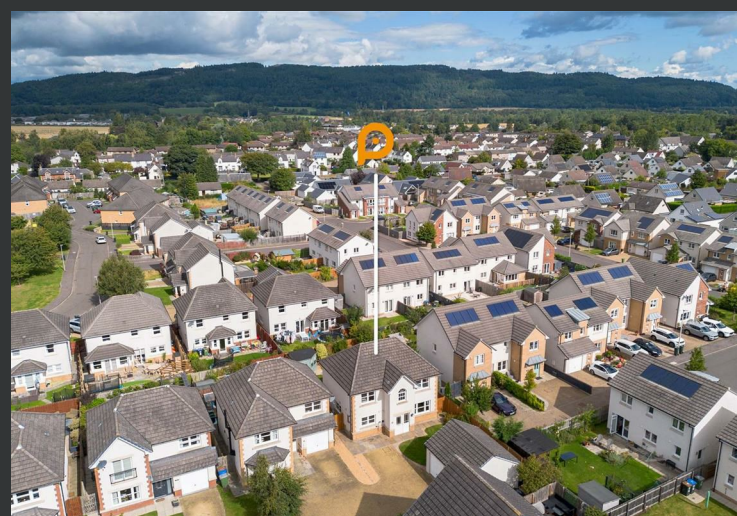
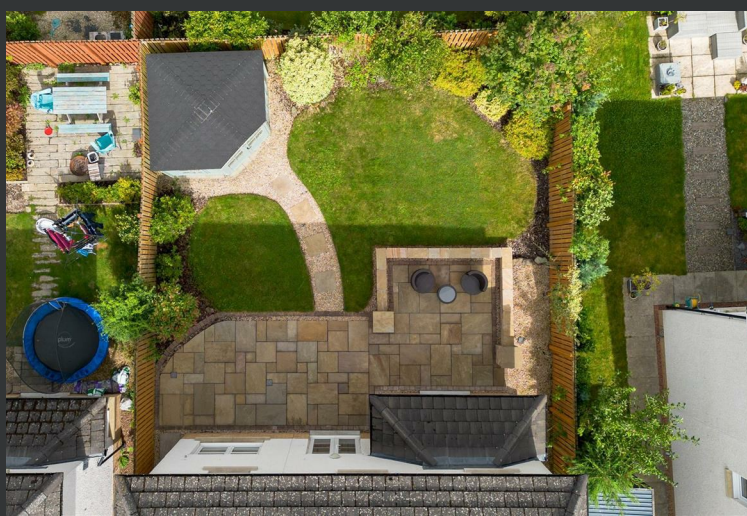




Location

Bridge of Earn is a popular and well-established village situated just south of Perth, combining a welcoming community setting with convenient access to the city and surrounding countryside. The village offers a useful selection of everyday amenities, including local shops and services, while Perth provides a wider range of shopping, leisure and recreational facilities. The area is particularly convenient for commuters, with straightforward road connections towards Perth and the wider motorway network, including routes towards Edinburgh and Dundee. Its combination of village living, accessibility and attractive Perthshire surroundings makes Bridge of Earn a consistently appealing residential location.





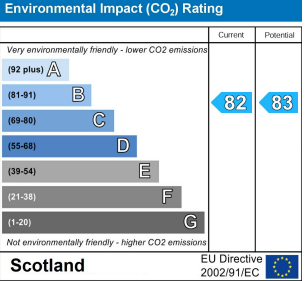
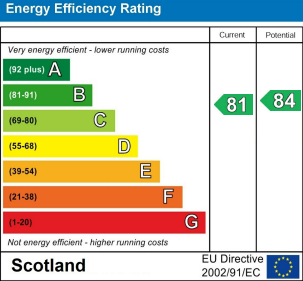


Approximate total area⁽¹⁾
1771 ft²
164.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.