Simple Approach

Estate Agents







Dalbrach Main Street, Perth
PH2 9PL

Offers over £52,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

Dalbrach Main Street, Perth, PH2 9PL

Set along Main Street in the charming village of Bridge of Earn, Perth, this ground floor apartment presents a unique opportunity for those with a vision for enhancement. The property boasts a spacious layout, featuring one well-proportioned bedroom that offers ample room for relaxation and comfort. The double glazing throughout ensures a warm and inviting atmosphere, making it an ideal retreat from the hustle and bustle of daily life.

Set within a sought-after location, this apartment benefits from access to a delightful communal garden, perfect for enjoying the outdoors or socialising with neighbours. The property is ripe for cosmetic enhancement, providing an exciting canvas for builders, developers, or experienced renovators looking to create their dream home or investment opportunity.

With its prime location and potential for transformation, this property is not to be missed. Whether you are seeking a project to make your own or a strategic investment, this apartment offers the perfect blend of space, charm, and opportunity in the heart of Bridge of Earn.

Lounge
12'0" x 13'5" (3.66 x 4.10)

Kitchen
5'9" x 13'0" (1.77 x 3.98)

Bedroom
9'9" x 11'11" (2.98 x 3.65)

Bathroom
5'5" x 8'6" (1.66 x 2.61)









Dalbrach Main Street, Perth, PH2 9PL



- Ground Floor Apartment
- Communal Garden
- Very Sought After location
- Spacious Throughout
- Double Glazing & Gas Heating
- Ideal for Builders, Developers or Experienced Renovators
- One Well-Propertiond Bedroom
- Offering A Scope Of Cosmetic Enhancement
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!



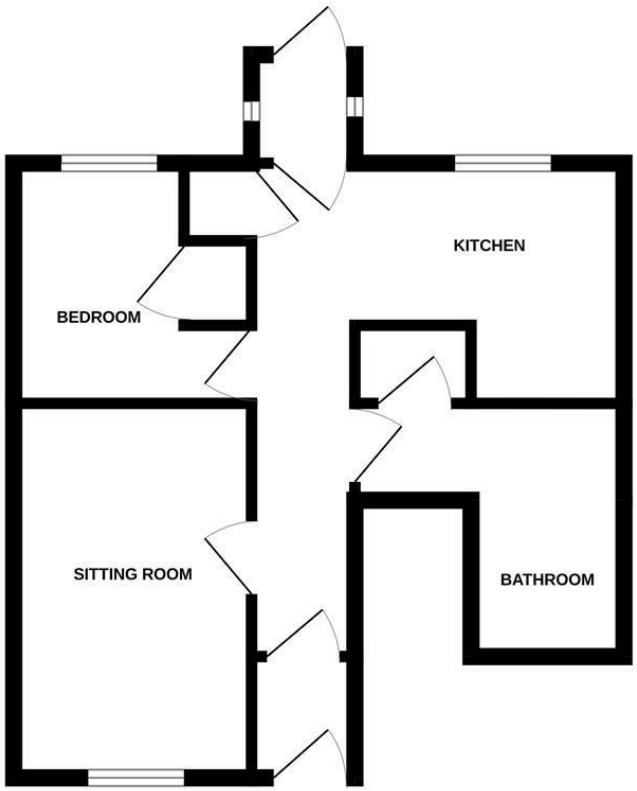






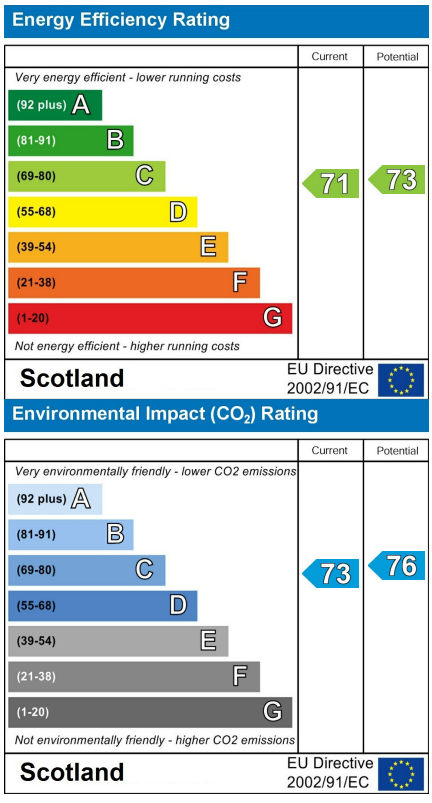
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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