

Simple Approach



**29 Balmanno Park, Perth
PH2 9RJ**

Offers over £197,000

Simple Approach are pleased to welcome this beautifully presented, semi detached bungalow on Balmanno Park, Bridge Of Earn to the Perthshire residential sales market. This stunning property is set within a highly sought after residential area and benefits from being close to all local conveniences along with being just a short drive away from Perth City Centre. Offering spacious accommodation set across one accessible floor, Balmanno Park comprises of; two generous bedrooms both with fitted storage space, a bright and spacious lounge, stylish fitted kitchen, a back porch and a fresh white bathroom with shower over bath facility. This lovely house further enjoys a home bar with beautiful aesthetics, perfect for entertaining. Practical attributes include gas central heating, double glazing, a large private driveway and well manicured gardens to the front and rear of the property. Balmanno Park lends itself to a wide range of viewers such as first time buyers, small families or investors seeking a well located property in excellent move in condition throughout. Viewing is essential to appreciate the overall size and fantastic home on offer.

Lounge
15'5" x 10'5" (4.70 x 3.20)

6'5" x 5'5" (1.98 x 1.67)

Kitchen
10'8" x 7'6" (3.26 x 2.31)

Bar
16'3" x 8'5" (4.97 x 2.59)

Lean Too
10'3" x 8'4" (3.14 x 2.56)

Master Bedroom
8'7" x 9'10", 12'7" x 11" (2.63 x 3.39)

Bedroom 2
8'11" x 8'9" (2.74 x 2.68)

Family Bathroom

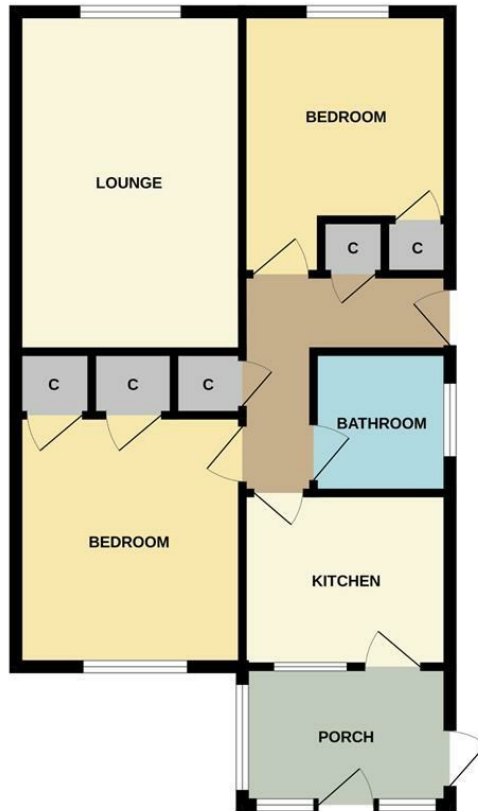




- Semi Detached Bungalow
- Chic Fitted Kitchen
- Large Private Driveway
- Highly Sought After Village Location
- Beautifully Presented Throughout
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Home Bar Feature
- Well Manicured Garden



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	