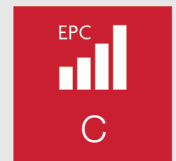
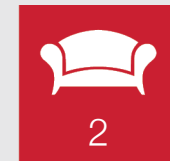




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## 27 Ptak Way

Bridge Of Earn, Perthshire,  
PH2 9FT







## Summary

Forming part of an attractive, contemporary development on the edge of Bridge of Earn, this three-bedroom detached house is presented with immaculate, modern interiors and a neutral colour palette throughout. The house is accompanied by a south-facing garden and private off-street parking, and it lies close to amenities including shops, the primary school, Kilgraston independent school, and transport links, as well as benefiting from easy access to the picturesque Perthshire countryside.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Detached house in Bridge of Earn
- Part of an attractive, contemporary development
- Immaculate, modern interiors
- Entrance hall with WC
- Elegant living room with built-in storage
- South-facing dining kitchen with French doors onto garden
- Three bedrooms (one with built-in storage)
- Bathroom with shower-over-bath
- South-facing rear garden
- Private driveway
- Gas central heating, double glazing, and solar panels



"This three-bedroom detached house is sure to appeal to small families, professionals, couples, and rental investors alike."











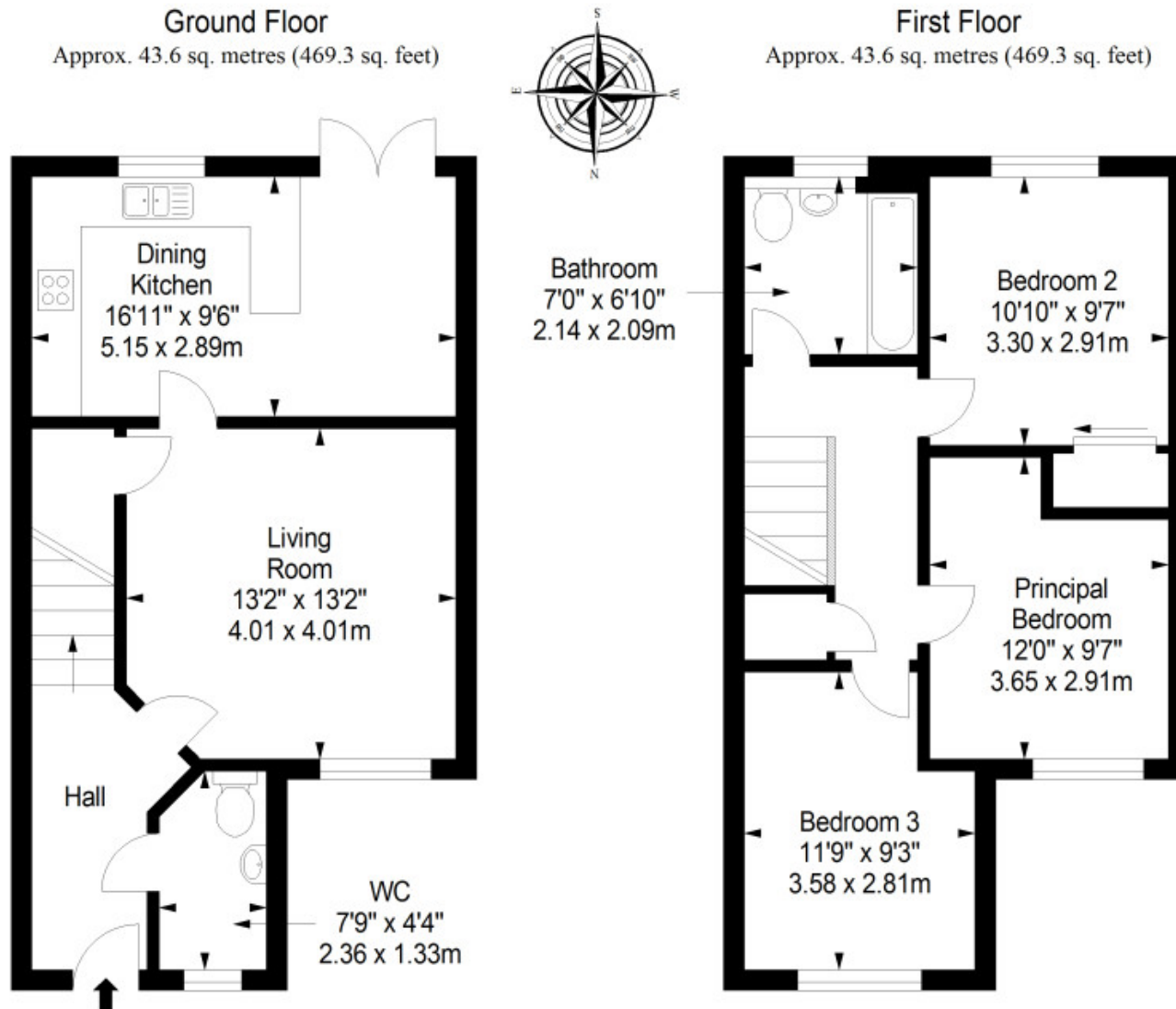
"The home is accompanied by a south-facing garden and a private driveway, and it lies close to nearby amenities."







# Floorplan



Total area: approx. 87.2 sq. metres (938.6 sq. feet)



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