



NeilWhittet
solicitors and
estate agents

**73 Kintillo Place,
Bridge of Earn, PH2 9AP
Offers Over £164,995**



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Lovely mid terraced, three bed villa with driveway, within the ever popular Kintillo area of Bridge of Earn, fantastic family home. Benefiting from gas central heating, double glazing and a new roof. Viewing highly recommended.

Accommodation –

Lounge/Dining Room – 5.74m x 3.58m (approx)

Spacious, naturally bright, dual aspect room, laid with wood effect laminate flooring. Ample space for free standing furniture. Opening leading to kitchen and French door to Conservatory.

Conservatory – 3.35m x 2.40m (approx)

Great second public room, laid with wood effect laminate flooring. French doors to rear garden.

Kitchen – 3.05m x 2.66m (approx)

Overlooking the rear garden, fitted with a selection of wall and base units, marble effect work surfaces, tiled splashback, tile effect laminate flooring. Large built in storage cupboard and separate larder. Electric free standing oven. Leading to





Utility Room – 5.00m x 1.56m (approx)

Convenient utility room with plumbing for washing machine, tumble drier, space for fridge freezer, large walk-in storage cupboard, wood effect laminate flooring. Access doors to both front and rear of property.

First Floor –

Bedroom 1 – 3.74m x 2.98m (approx)

Spacious double to front of property with triple built in wardrobes, laminate flooring, space for free standing furniture.

Bedroom 2 – 3.70m x 2.55m (approx)

Another good sized double to front of property with built in storage space, wood effect laminate flooring.

Bedroom 3 – 2.75m x 2.50m (approx)

Bright room to rear of the property overlooking the garden, space for free standing furniture, wood effect laminate flooring.

Shower Room – 1.62m x 0.97m (approx)

Comprising of fresh white shower cubicle, glazed screen, electric shower, fully tiled.



Bathroom – 2.65m x 1.94m (approx)

Lovely white suite consisting of WC, basin, bath with shower fitting and curved curtain rail. Partially tiled, wood effect laminate flooring.

External –

To the front of the property is mainly gravel driveway and slabbed pathway. To the rear is a beautifully maintained garden with mature shrubs, raised vegetable bed, patio area with sunhouse.

Burdens – EPC - C

Council Tax Band - C

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



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 Almondbank
 Bankfoot
 Coupar Angus
 Luncarty
 Murthly
 Newburgh
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 Ruthvenfield
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 Stanley
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