

Simple Approach



**The Cottage , Dunkeld  
Perthshire PH8 0JR**

**Offers over £348,000**



## The Cottage , Dunkeld, Perthshire PH8 0JR

Simple Approach are delighted to welcome this absolutely outstanding property, The Cottage to the Perthshire residential market. Set in the ever desirable Inver, this stunning family home is ideally placed to take advantage of amenities found just seconds away without compromising the benefits of peaceful living. This very unique property comes to the market in good condition, having been thoroughly loved throughout by the present owners. This property offers sizable accommodation throughout, with an entrance porch which leads to the hallway that flows through the house, leading of to a generously proportioned lounge with multifuel stove , large modern kitchen which maintains the country feel with ample room for family dining. This property further comprises of a shower room and rear porch on the ground floor. On the upper floor of this home you will find three good size bedrooms, two of which have built in storage, a useful study, family bathroom and further WC. Externally the property provides a large, well maintained rear garden, single garage, private parking and outbuildings making the perfect space for outdoor work. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful location on offer.

### Entrance Hallway

6'8" x 16'10" (2.04 x 5.15)

### Lounge

12'7" x 19'10" (3.84 x 6.06)

### Kitchen

13'4" x 19'5" (4.07 x 5.92)

### Utility

8'2" x 9'1" (2.50 x 2.77)

### Bedroom

10'11" x 13'6" (3.34 x 4.13)

### Bedroom

10'3" x 11'2" (3.14 x 3.42)

### Bedroom

12'2" x 10'3" (3.73 x 3.14)

### Bathroom

8'7" x 8'7" (2.63 x 2.63)

### w/c

5'6" x 3'1" (1.70 x 0.94)

### Shower room

8'2" x 5'0" (2.50 x 1.53)

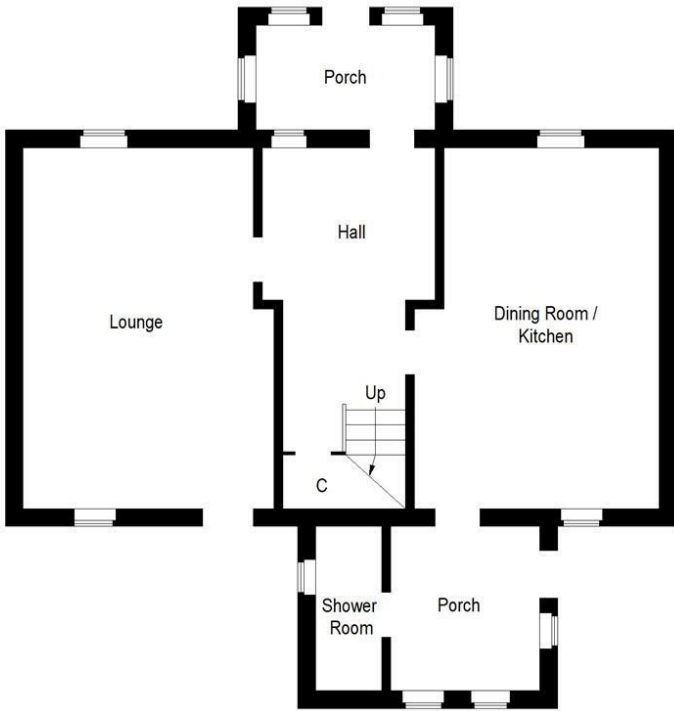




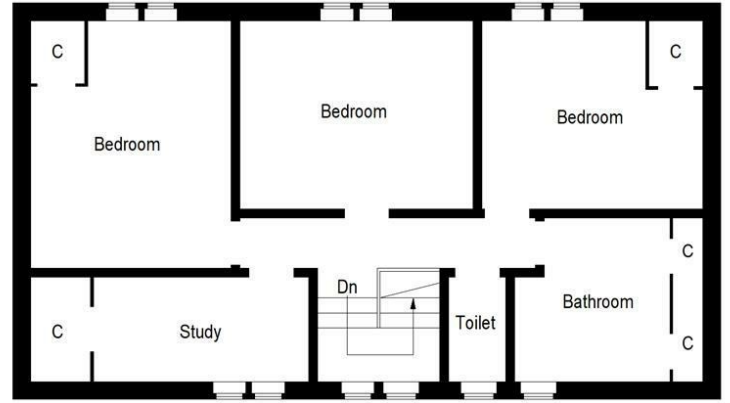


- Three Bedroom Cottage
- Large, Beautifully Maintained Garden Grounds
- Well Looked After Outbuildings
- Sought After Village Location
- Single Garage And Private Driveway
- Multifuel Stove
- Oil- Multifuel Stove Central Heating And Double Glazing





Ground Floor



First Floor



| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not energy efficient - higher running costs                     |           |           |
|   |           | <b>80</b> |
|   | <b>38</b> |           |
| EU Directive 2002/91/EC   |           |           |
| Scotland  |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
|   |           | <b>74</b> |
|   | <b>33</b> |           |
| EU Directive 2002/91/EC   |           |           |
| Scotland  |           |           |