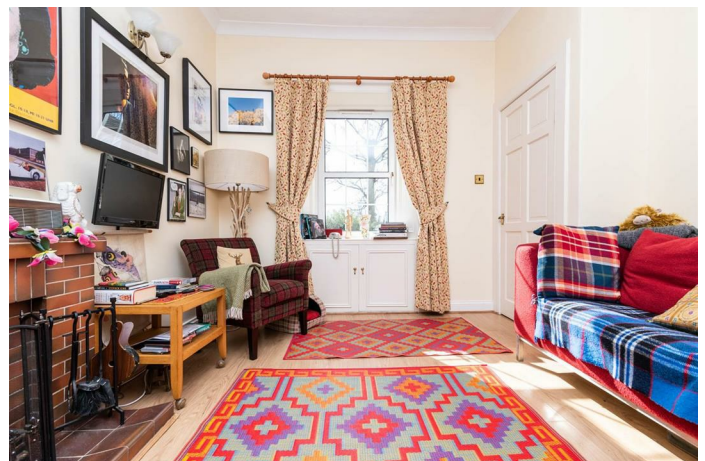
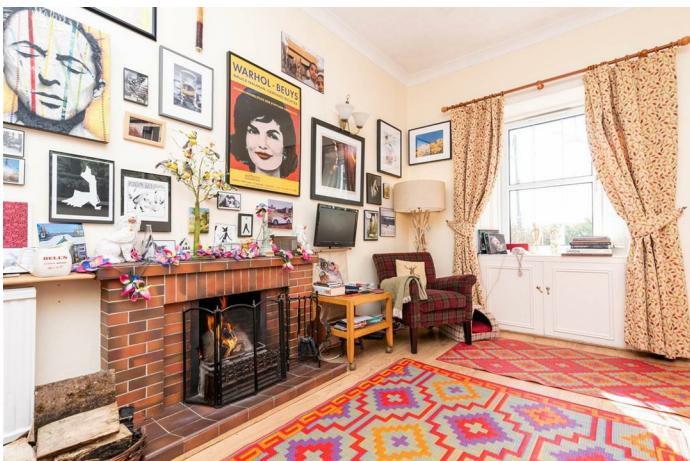


Simple Approach



2 Waterside Cottage, Perth
Perthshire PH1 3JT

Offers over £174,950

*****CLOSING DATE SET THURSDAY 9TH JULY 12NOON*****

Simple Approach are delighted to welcome this beautifully presented mid-terraced house in the heart of the Perthshire countryside to the open market. Set within easy reach of Perth this property is ideally placed for those seeking the benefits of tranquil living without compromising locality to amenities found just a short distance away. This stunning property is a rare addition to the market, offering a very good standard of living accommodation across two floors. Comprising; a bright and spacious living room, a separate dining room, a modern fitted kitchen with some integrated appliances, stylish bathroom and a double bedroom all set across the ground floor. On the upper floor there are two further bedrooms, creating a very unique opportunity for a potential holiday let investor, first time buyer or growing family seeking something a little bit special. Boasting sought-after features such as gas central heating, double glazing and a detached garage to the rear along with generous grounds set to the front and rear this property is highly recommended for early viewing. A viewing appointment is also essential to appreciate the stunning location on offer, as well as the gorgeous views and overall living space.

Lounge
17'1" x 10'7" (5.21m x 3.23m)

Dining Room
12'7" x 11'6" (3.84m x 3.51m)

Kitchen
8'2" x 7'8" (2.51m x 2.36m)

Bedroom 1 (Ground Floor)
12'7" x 11'5" (3.84m x 3.48m)

Bedroom 2
11'5" x 10'5" (3.48m x 3.20m)

Bedroom 3
11'1" x 9'3" (3.40m x 2.84m)

Bathroom
7'1" x 6'2" (2.16m x 1.88m)

External
12'0" x 8'0" (3.66m x 2.44m)
Timber Shed- 3.66m x 2.44m- 12'0" x 8'0"

externally, this cottage is very peaceful and overlooks the surrounding countryside, and to the rear is a fully enclosed neatly maintained garden with patio area, planted borders and central lawn. To the rear is a single garage with workbench and a substantial timber shed and gate to a driveway providing parking for several cars and access to pleasant countryside walks along the lade and surrounding countryside.

This lovely cottage would make an ideal family home, holiday home or buy-to-let opportunity and no doubt appeal to a wide range of prospective purchasers, given its extremely peaceful and desirable location. Early viewing is highly recommended.

Location

This property enjoys an idyllic setting with views to the surrounding countryside and a wooded backdrop overlooking the River Almond. This peaceful semi-rural location has a local primary school within walking distance, with Tesco and Dobbie's Garden Centre close by and Perth city centre within 2 miles, offering a wide range of business, shopping and leisure amenities, town and country bus routes and main bus and railway stations, and the 'Park & Ride' service at Broxden roundabout, where the outer-ring motorway network provides easy commuting to all major cities and airports in the Central Belt.





- Idyllic Mid-Terraced Country Cottage
- Large Front & Rear Gardens
- Three Bedrooms Across Two Floors
- Peaceful Waterside Location
- Gas Central Heating & Double Glazing
- Beautiful Condition Throughout



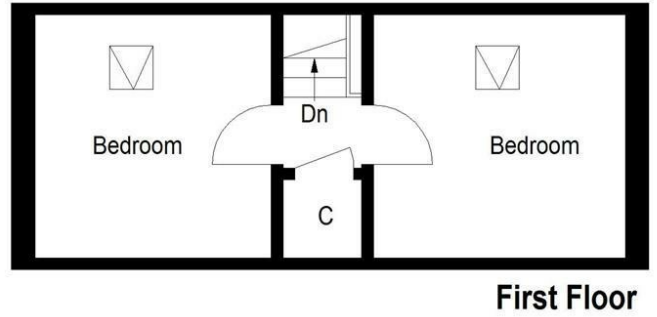
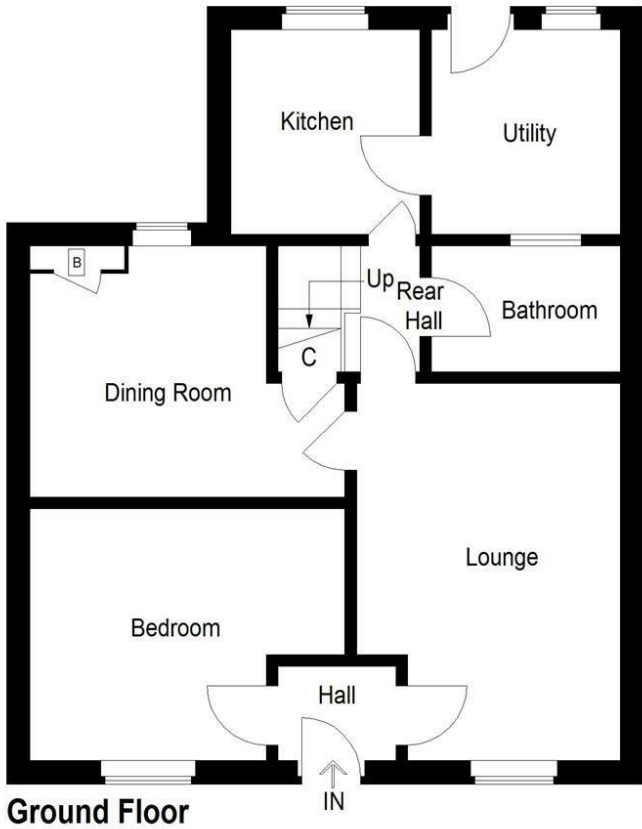


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID635101)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	72
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	76
EU Directive 2002/91/EC		
Scotland		