

Simple Approach



Estate Agents



**Whyte Cottage Cairneyhill Road, Perth
Perthshire PH1 4AD**

Offers over £167,750

Simple Approach are excited to bring to the market this stunning two bedroom cottage in the sought-after village of Bankfoot. This beautiful home is in move-in condition and comprises a bright lounge providing access to, a modern dining kitchen, two good sized double bedrooms and a stylish bath room with shower facility. Boasting features such as, double glazing, gorgeous accommodation throughout, driveway, well kept garden grounds and ample local amenities. This property offers peaceful living in a semi-rural location with the benefit of local amenities. The A9 is just moments away giving easy access into Perth, Edinburgh and Glasgow to the South and Dunkeld/ Pitlochry to the North. Viewing is essential to appreciate the situation of this cottage as well as the internal condition of the property.

Lounge

12'5" x 12'5" (3.81 x 3.79)

Kitchen

10'4" x 11'3" (3.16 x 3.44)

Conservatory

11'10" x 8'3" (3.63 x 2.52)

Bedroom

15'3" x 9'4" (4.66 x 2.86)

Bedroom

12'5" x 9'11" (3.81 x 3.03)

Bathroom

11'5" x 8'5" (3.49 x 2.58)

External

This property is set within beautifully kept garden grounds

which are mainly laid to lawn and enclosed by hedge providing safety and privacy making it ideal for both children and pets and for relaxation in the summer months. To the front there is space to park your car or down the side driveway.

Location

This cottage is the perfect home for any growing family or first time buyer looking to be within a peaceful village setting without compromising locality to nearby amenities found in Perth City Centre or on the village itself, such as the local Primary School, Community Centre and the Bankfoot Inn.





- Spectacular Views
- Vestibule Area to Relax And Enjoy Overlooking The Back Garden And The Views Offered From This Property
- Great Spacious Accommodation Throughout
- Close To All Amenities
- Move In Condition
- Great Sought After Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC