

Simple Approach



**Lilac Cottage Main Street, Perth  
PH1 4AB**

**Offers over £225,000**

Located within the ever popular Bankfoot, Perth – this detached property comes to the market in great condition throughout each generously proportioned room. Lilac Cottage is ideally placed to take advantage of all the excellent local amenities found in the village just a short walk away, along with being a short commute to Perth City Centre. Internal accommodation is generous at approximately 104 square meters formed over two floors. Comprising across the ground floor; an entrance hallway, bright lounge, a further sitting room, ground floor bedroom and a sizeable fitted kitchen with ample space for dining. Upstairs the property further enjoys a landing and two generous bedrooms. Practical attributes include oil fired heating, double glazing, an outdoor tap, two electric sockets in the garden and electricity in the shed. Externally the property enjoys a large private driveway and a well maintained rear garden. Lilac Cottage lends itself to a wide range of buyers due to its beautiful location and great amount of living space. Viewing is essential to appreciate the overall fantastic home on offer.

**Lounge**

15'8" x 10'1" (4.78 x 3.09)

10'1" x 5'4" (3.09 x 1.64)

**Morning Room**

15'5" x 9'10" (4.72 x 3.00)

**Kitchen**

14'6" x 9'8" (4.43 x 2.97)

**Master Bedroom**

14'1" x 9'4" (4.31 x 2.86)

**Bedroom Two**

15'9" x 10'0" (4.81 x 3.06)

**Bedroom Three / Office**

15'11" x 9'8" (4.86 x 2.96)

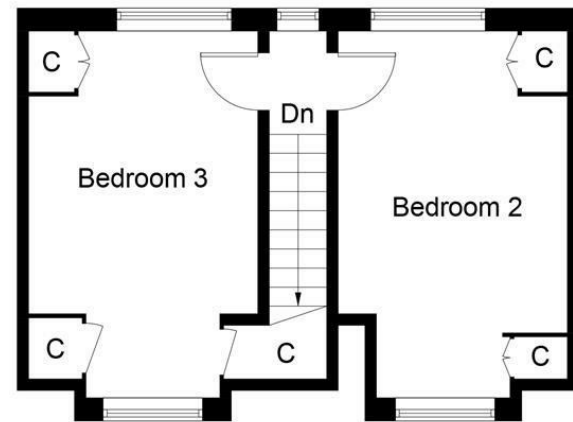
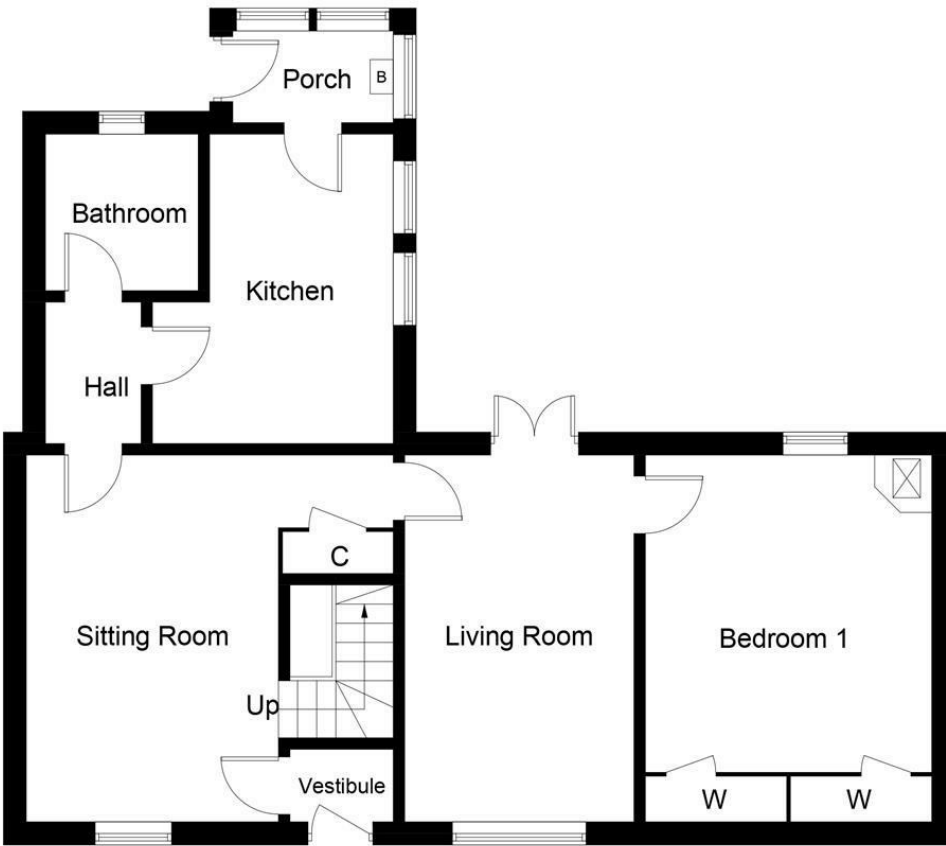
**Bathroom**





- Detached House
- Bright & Spacious Lounge
- Large Private Driveway & Garden
- Three Generous Bedrooms
- Sitting Room
- Highly Sought After Location
- Sizable Fitted Kitchen / Dining Area
- Oil Fired Heating & Double Glazing

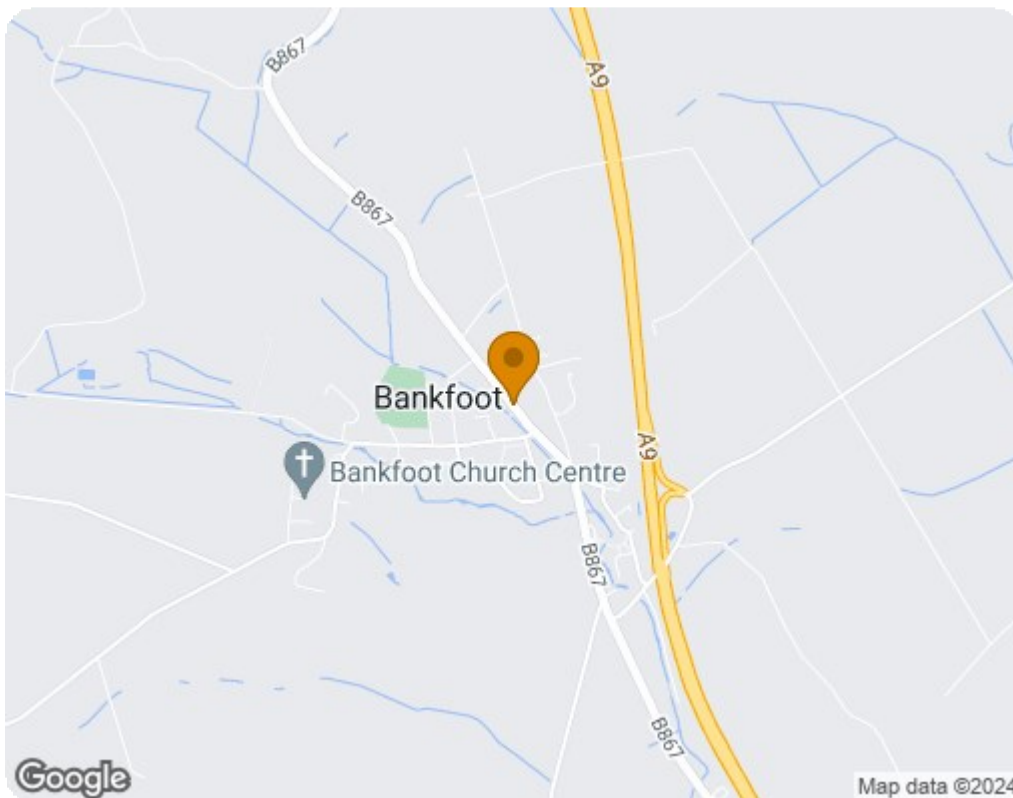




Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049195)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	29	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>	32	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC