



7 South Green, Spittalfield, PH1 4JT
Offers over £215,000





7 South Green Spittalfield, PH1 4JT

- Charming semi-detached villa
- 3 bedroom
- Dining kitchen
- Generous rear garden
- Electric central heating
- Deceptively spacious
- Lounge with wood-burning stove
- Off-street parking
- Attractive views
- Quaint village location

This attractive 3 bedroom home is rich in charm and character and is located within the sought-after Perthshire village of Spittalfield. Located just 6 miles from Dunkeld, 7 miles from Blairgowrie and 14 miles from Perth, the property offers deceptively spacious accommodation across its two floors with a notably generous rear garden to match. It also features a lovely wood-burning stove in the lounge, a dining-size kitchen, off-street parking to the rear, plentiful external storage space and some fine country views

On the ground floor there is a hallway with storage cupboard, generous lounge with sliding doors out into the rear garden, a dining-size kitchen, rear hallway and utility room/WC. On the first floor there is a family bathroom and three bedrooms. To the front of the property there is a small strip of ground and pathway leading to the entrance. The garden to the rear is a great size and enjoys a lovely open view across the surrounding countryside. It features a slabbed terraced with decking, large area of lawn, a large timber store and a shed. There is also an area off of-street parking access via a driveway shared with a neighbouring property.

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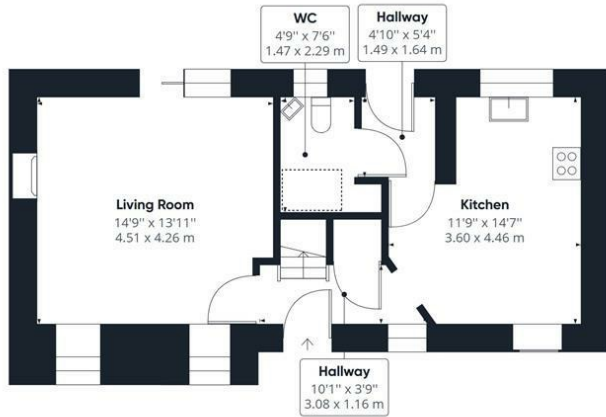


Location

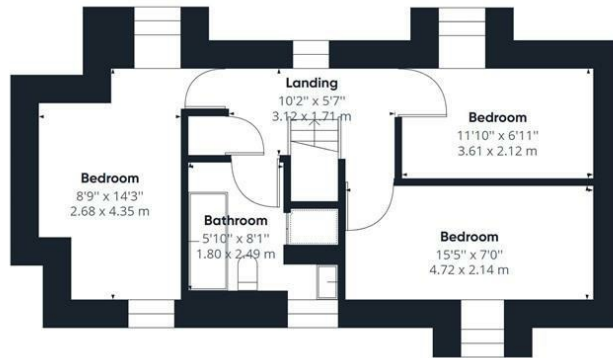
Nestled in the picturesque Perthshire countryside, between Dunkeld and Blairgowrie and some 16 miles from Perth (under 30 minutes' drive), Spittalfield is a charming village dating back to the 18th century. Within the village itself there is a local shop, cafe and nearby primary school. The surrounding countryside offers no shortage of picturesque walking trails and routes for cycling, dog walking, running, and horse riding, whilst the village itself has a traditional green with a children's play park.







Ground floor



Floor 1



Approximate total area⁽¹⁾

955.93 ft²
88.81 m²

Reduced headroom

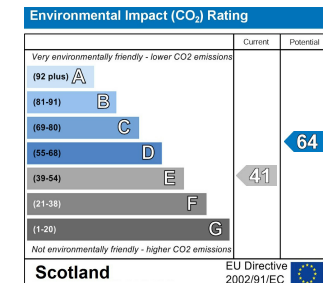
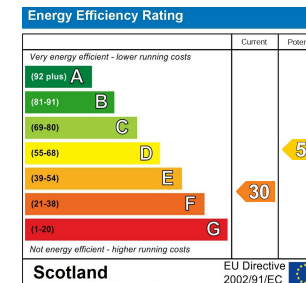
8.00 ft²
0.74 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

