



8 Castle Road, Wolfhill, PH2 6DJ  
Offers over £220,000

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## 8 Castle Road Wolfhill, PH2 6DJ

- Generous semi-detached villa
- Spacious lounge
- Wealth of parking & garage
- Double glazing
- Peaceful village location
- 3/4 bedrooms
- Large south-facing garden
- Oil central heating
- Freshly decorated
- Move-in condition

This deceptively spacious and versatile 3/4 bedroom home is located within the tranquil Perthshire village of Wolfhill and is presented in move-in condition. Having been freshly decorated and upgraded, the property is ideally suited to family living thanks to the generous living space and a great size, south-facing rear garden. It also features plenty of off-street parking, a detached garage, oil central heating and double glazing.

The accommodation consists of an entrance vestibule, rear hallway, modern shower room, a generous living room, dining room/double bedroom and kitchen. Onto the first floor there is a bathroom, a single bedroom and two double bedrooms. To the front of the property there is an area of stone chips which could also provide additional space for parking. The garden to the rear is a great size and very family friendly. It features a pleasant patio, area of lawn, mature hedging/trees and a gated driveway leading to the detached garage and an area of off-street parking.

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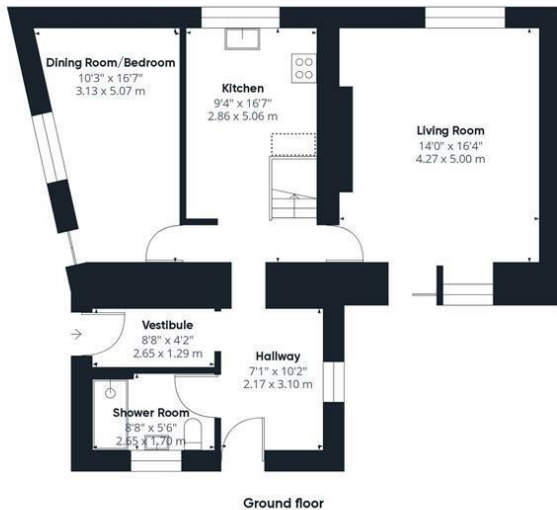
## Location

Wolfhill is a popular choice for those looking for a quiet rural retreat, yet still within commuting distance of major towns and cities, transport links and amenities. The neighbouring village of Guildtown hosts a primary school and an award-winning hotel and restaurant, The Anglers Inn. Residents are also just a short drive from excellent amenities in the charming town of Blairgowrie, which boasts a fantastic array of independent shops and businesses, as well as a Tesco superstore. There is also a choice of major supermarkets on the outskirts of nearby Perth and Dundee. The surrounding countryside offers some of the best outdoor activities in the country, from fishing on the River Tay to hiking, hillwalking and cycling on the scenic country lanes. The village is also served by frequent bus links travelling to Blairgowrie and Perth.

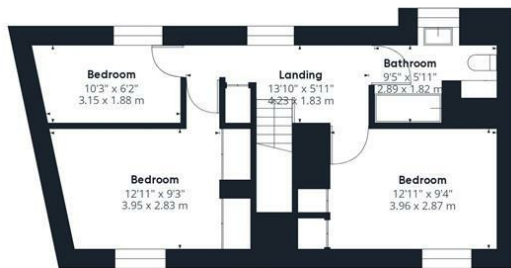








Ground floor



Floor 1



Approximate total area<sup>m</sup>

1173.75 ft<sup>2</sup>  
109.05 m<sup>2</sup>

Reduced headroom

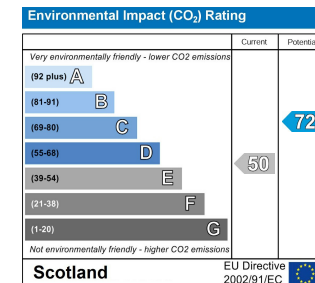
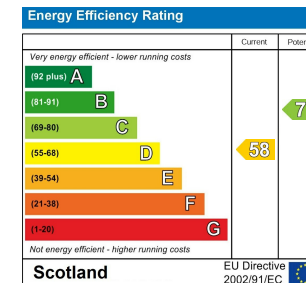
4.35 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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.

