



**Blossom Cottage Easter Claypotts, Caputh, PH1 4JJ**  
**Offers over £205,000**

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# Blossom Cottage Easter Claypotts Caputh, PH1 4JJ

- Characterful country home
- Large open-plan lounge/kitchen/dining
- Off-street parking and garage
- Modern electric heating
- Picturesque location
- Two double bedrooms
- Tastefully styled and decorated
- Very private garden grounds
- New double glazing
- Easy access to Dunkeld and Murthly

Nestled in the picturesque Perthshire village of Caputh, this charming home is a true gem waiting to be discovered. Boasting a character-filled interior, this property seamlessly combines modern amenities with traditional charm. Step inside to be greeted by the warmth of modern electric heating and the brightness of new double glazing, ensuring comfort and energy efficiency throughout the seasons. With off-street parking and a garage, convenience is at your doorstep, making coming home a breeze.

The allure of this property extends beyond its walls, with easy access to travel links and neighbouring villages, perfect for those who appreciate both tranquillity and connectivity. And for those seeking a peaceful retreat, the very private garden grounds offer a serene escape from the hustle and bustle of everyday life. Don't miss the opportunity to make this house your home, where every corner is filled with the promise of a delightful living experience.

Offers over £205,000





## Location

The desirable village of Caputh is an ideal location for commuters with an easy drive to Perth (twelve miles to Perth, nine miles to Blairgowrie and five miles to Dunkeld with easy access to the A9 to Inverness). Located on the edge of the village, it is conveniently placed for the village park and public transport. Caputh is a scenic rural community by the River Tay served by Glendelvine Primary School between Caputh and Spittalfield. Secondary education is available at Blairgowrie High School or in Perth Academy. Amenities are available in Dunkeld some five miles including a bank, a pharmacy, petrol station and medical practice. Blairgowrie has a greater range amenities including banks, supermarkets, Farmer's Market (summer) and independent shops.





