



6 Perth Road, Birnam, PH8 0DN  
Offers over £270,000









## 6 Perth Road Birnam, PH8 0DN

- Detached bungalow
- Generous lounge
- Gas central heating
- Wealth of off-street parking
- Sought-after village location
- 3 bedrooms
- Large dining kitchen
- Double glazing
- Generous garden grounds
- Good storage space

This generously proportioned 3 bedroom detached bungalow is located within the highly sought-after Perthshire village of Birnam next to Dunkeld. Occupying a generous plot size which includes a wealth of parking and a detached garage, the property is located within easy reach of various local amenities, excellent travel links and some beautiful walks along the famous River Tay.

The accommodation comprises of an entrance hallway with loft access hatch and two storage cupboards, a generous lounge, large dining kitchen, rear porch, bathroom and three bedrooms. The property sits fairly centrally within the well-proportioned grounds which feature a wealth of off-street parking, a detached garage, mature trees and a fence-enclosed area of lawn.

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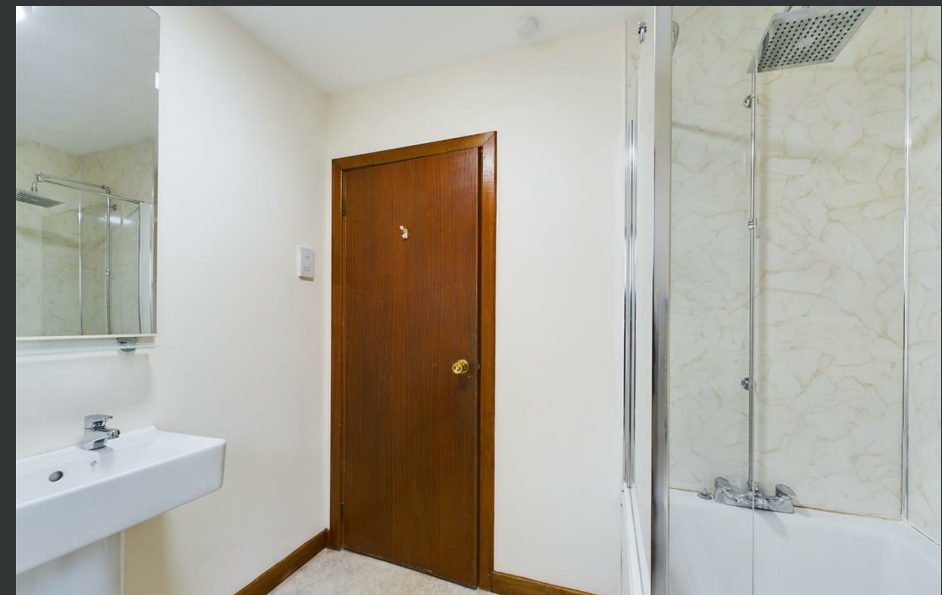






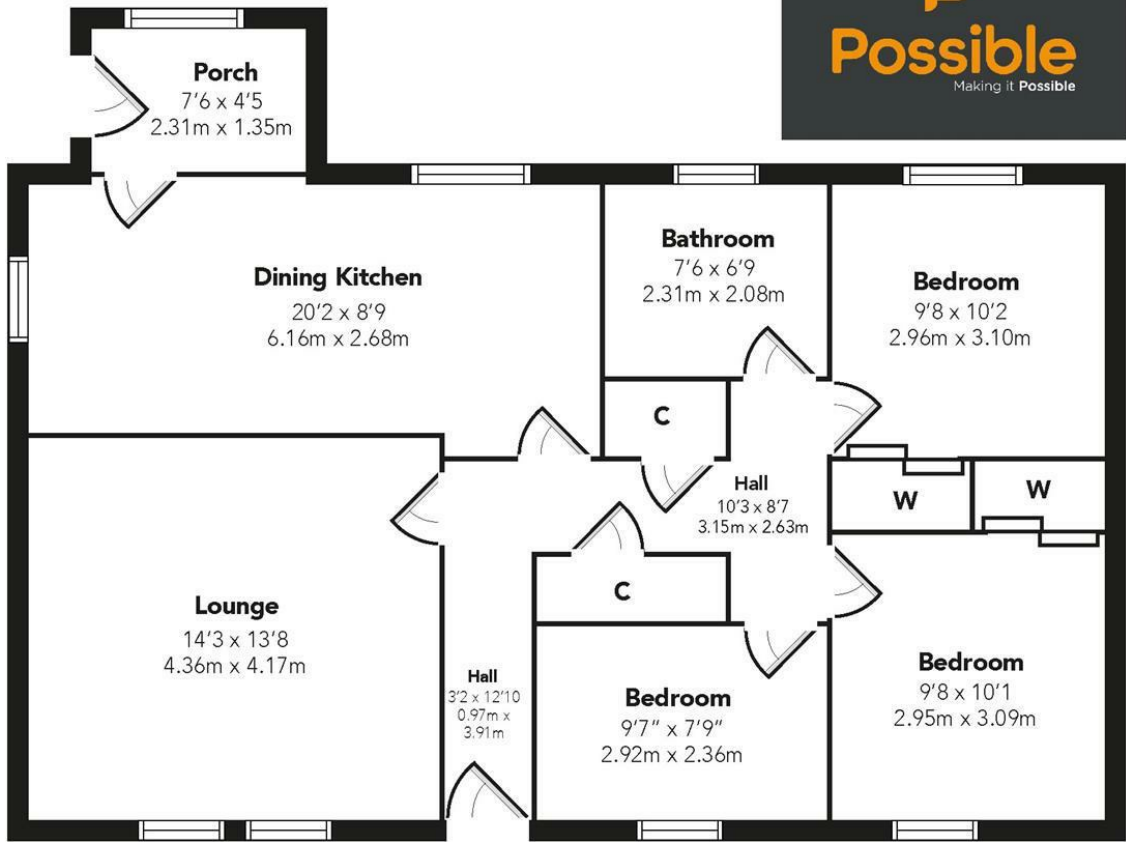
## Location

Birnam and neighbouring Dunkeld are two of the most picturesque villages in Perthshire and properties there are traditionally in high demand. They offer a range of services and amenities, including shops, cafes and restaurants, a post office, a bank, doctors' surgery, nursery and primary schools and the popular and thriving Birnam Arts & Conference Centre. There is also a community co-working space ideal for those looking for fully equipped office facilities close to home or when on the move. The location by the River Tay and many scenic walks attracts visitors from far and wide. Bus and rail links provide regular services to destinations throughout the UK with the railway station being just a 5 minute walk away from the property itself.

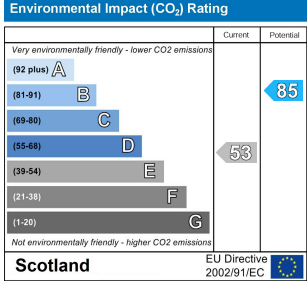
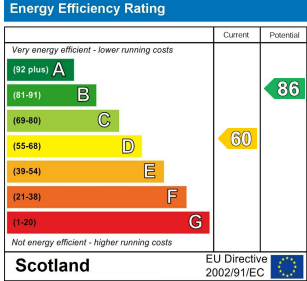
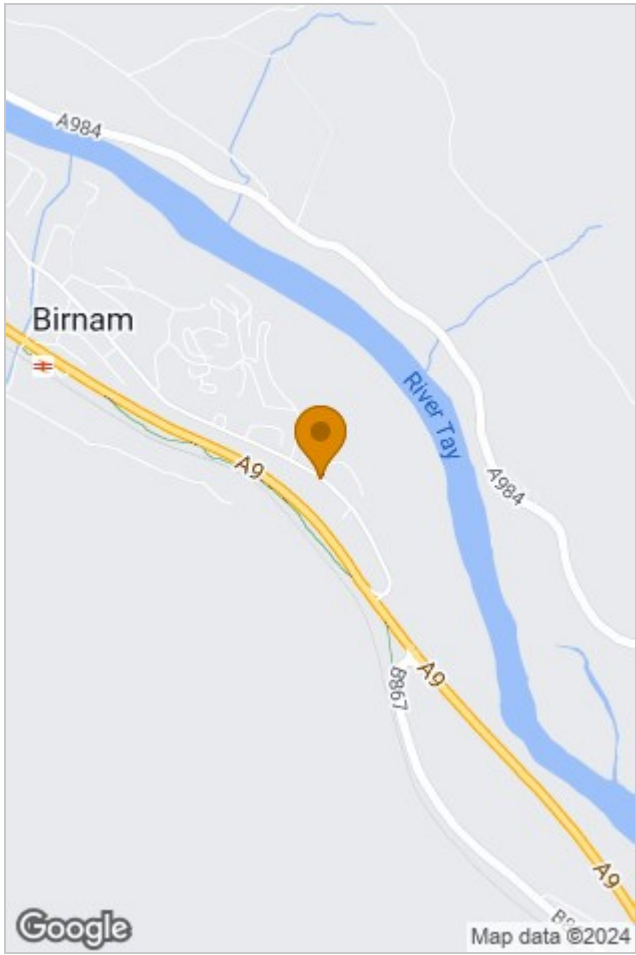








Floorplans are indicative only - not to scale  
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**Viewing**

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.

