



**Premier
Properties**
Perth



Rowan Cottage , Balgowan, PH1 1QW Offers Over £285,000

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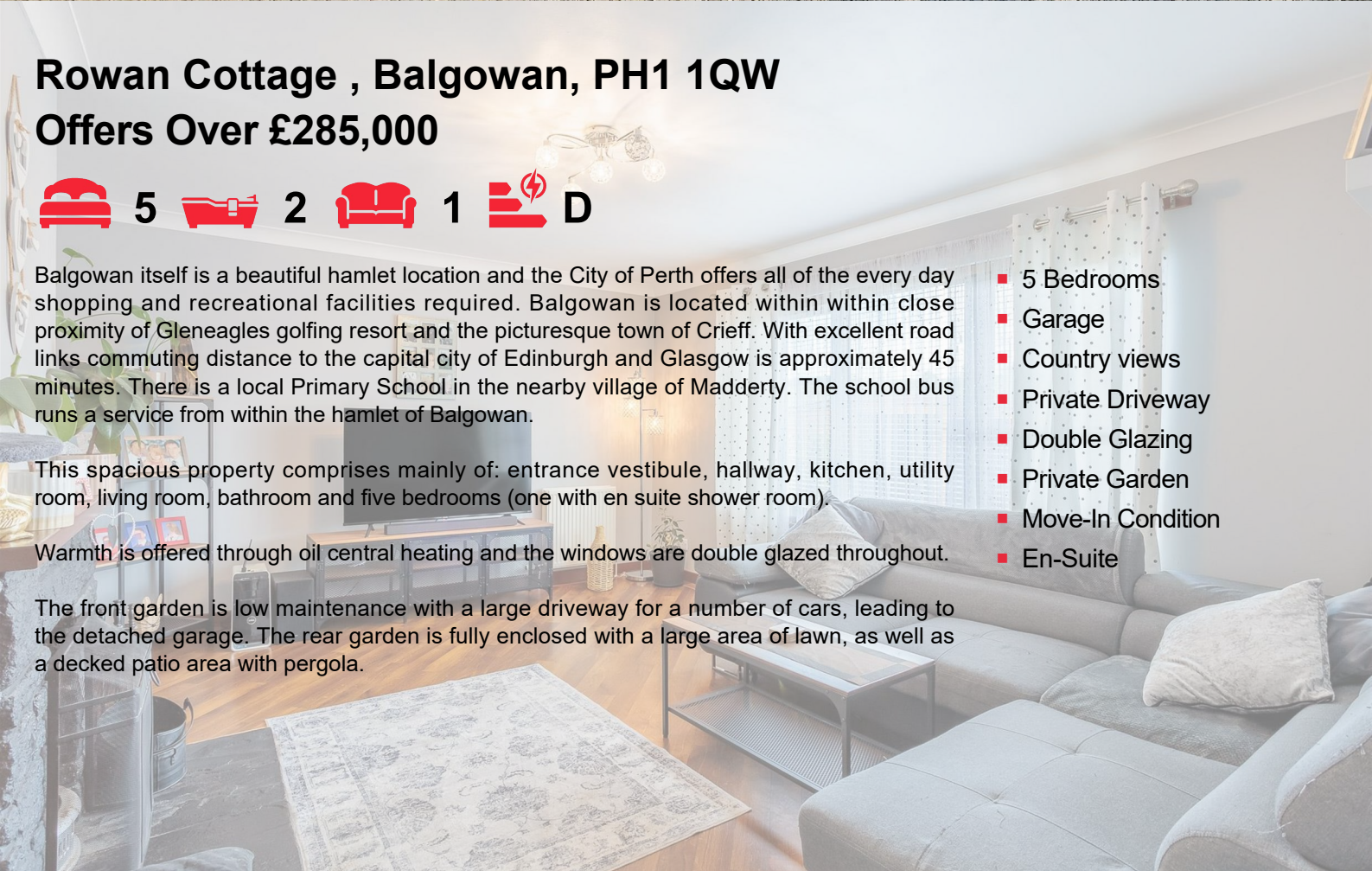
Balgowan itself is a beautiful hamlet location and the City of Perth offers all of the every day shopping and recreational facilities required. Balgowan is located within within close proximity of Gleneagles golfing resort and the picturesque town of Crieff. With excellent road links commuting distance to the capital city of Edinburgh and Glasgow is approximately 45 minutes. There is a local Primary School in the nearby village of Madderty. The school bus runs a service from within the hamlet of Balgowan.

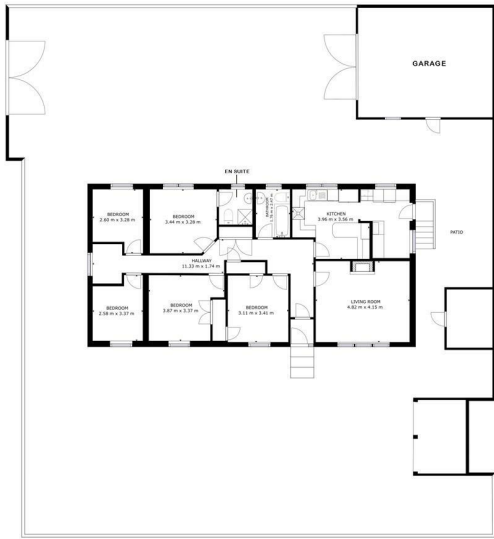
This spacious property comprises mainly of: entrance vestibule, hallway, kitchen, utility room, living room, bathroom and five bedrooms (one with en suite shower room).

Warmth is offered through oil central heating and the windows are double glazed throughout.

The front garden is low maintenance with a large driveway for a number of cars, leading to the detached garage. The rear garden is fully enclosed with a large area of lawn, as well as a decked patio area with pergola.

- 5 Bedrooms
- Garage
- Country views
- Private Driveway
- Double Glazing
- Private Garden
- Move-In Condition
- En-Suite





GROSS INTERNAL AREA
FLOOR 1: 132.29 m²
EXCLUDED AREAS: PORCH: 138.25 m², PATIO: 288.86 m²
TOTAL: 559.40 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
68	73

Environmental Impact (CO ₂) Rating	
Current	Potential
59	65



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