



**Premier  
Properties**  
Perth



## 1 Pitfour Castle, PH2 7NJ

Offers Over £192,500



Accommodation comprises mainly of ; Ground Floor - entrance vestibule, lounge, dining room, kitchen, two bedrooms, bathroom with wc.

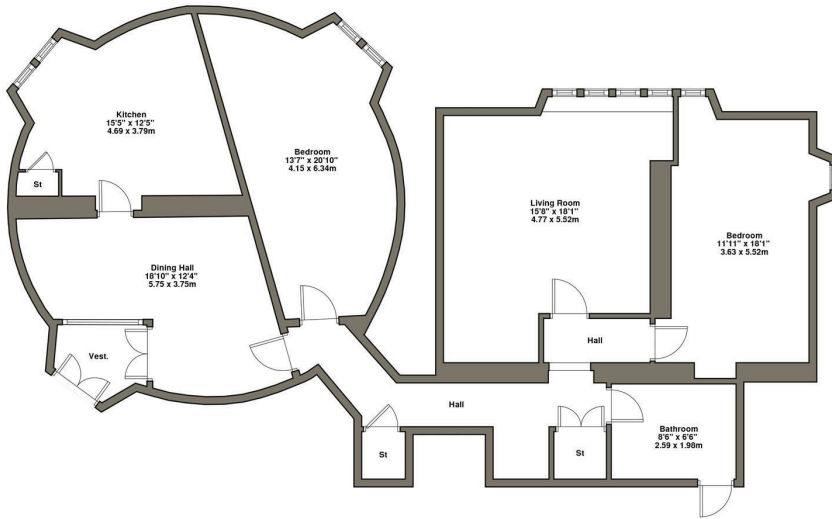
The property benefits from electric night storage heaters and sash and case timber single glazed windows.

St Madoes is less than five miles east of the centre of Perth, while immediately to its north is the A90 dual carriageway, making this an ideal location for the commuter with access to both Dundee & Perth nearby. There is local shop, primary school, Glencarse Bowling Club, two parks and picturesque walks can be enjoyed amongst the woodlands and country side.

- 2 Bedrooms
- Allocated Parking
- Buy to Let Opportunity
- Charming Features
- Electric Storage Heating
- Great First Time Buy
- Ground Floor







1 Pitfour Castle, St Madoes, PH2 7NU  
 Plan not to scale.  
 For illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
44	78

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
29	63



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