



**Premier
Properties**
Perth



Craigmakerran House , Perth, PH2 6DF

Offers Over £650,000



Craigmakerran House provides generous living space across two levels, showcasing beautiful traditional features. The ground floor comprises a welcoming entrance hall, a spacious living room with a bay window, an additional family room, and a kitchen/dining area. Two generously-sized bedrooms are also located on this level, along with a well-appointed bathroom. The upper floor features four more spacious bedrooms, a family bathroom, and a convenient utility area.

Externally, the property is set on a generously sized plot, offering an expansive sense of space and privacy. The property boasts stunning views that stretch out over the surrounding countryside, creating a serene and tranquil atmosphere. On the plot, you'll find well-maintained stables, ideal for those with equestrian interests, providing ample room for horses or other animals. In addition to the stables, there is a large garage, which offers substantial storage space or the potential for converting into additional living areas or workshops. The combination of these features enhances the property's appeal, making it perfect for both rural living and potential for expansion or customization.

Location: Guildtown is a lovely little village with its own primary school and well established local pub/restaurant, around four miles from Scone, making the area ideal for those working in Perth but seeking a slightly more rural lifestyle.

This property is very rare to the market therefore early viewing is highly recommended.

- 6 Bedrooms
- Character & Charm
- Double Garage
- Large Driveway
- Private Garden
- Stables



TOTAL: 2779 sq. ft, 258 m²
FLOOR 1: 1865 sq. ft, 173 m², FLOOR 2: 0 sq. ft, 0 m², FLOOR 3: 914 sq. ft, 85 m²
EXCLUDED AREAS: " ": 22 sq. ft, 2 m², GARAGE: 354 sq. ft, 33 m², STABLE: 444 sq. ft, 41 m²,
LOW CEILING: 30 sq. ft, 3 m²
All Measurements Are Calculated By Cubicase Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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