



**Premier
Properties**
Perth



Serendipity Cottage Saucher, Perth, PH2 6HY Offers Over £229,950



Occupying a single level, the generously sized accommodation offers a welcoming entrance hall/vestibule, bright living room leading through to the fully fitted kitchen. There is also a bathroom, separate shower room, rear vestibule, and two spacious bedrooms. White goods are to be included in the sale.

Warmth is offered via double glazing and air source heat pump – ensuring comfort and energy efficiency. The property further benefits from having solar panels fitted to the front of the property.

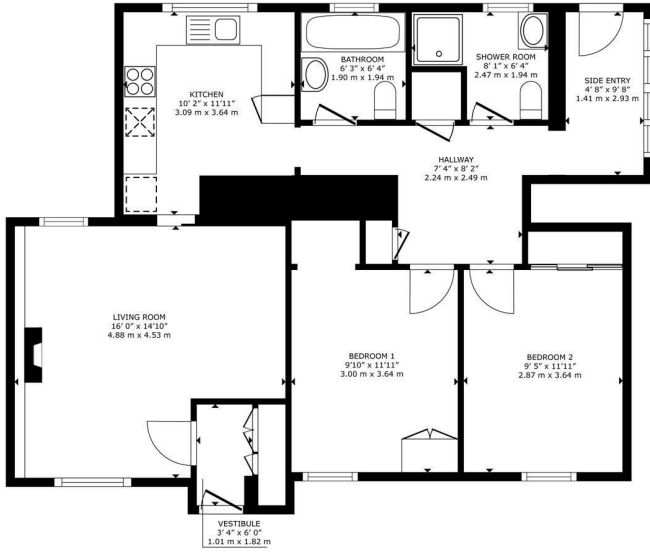
Externally, a shared driveway provides access to the rear of the property and parking for multiple vehicles. There is also a detached single garage and summer house. The expansive rear garden benefits from countryside views, perfect for outdoor entertaining and enjoying the finer weather.

The surrounding countryside offers a wealth of leisure and sporting pursuits, with post offices and village shops a short drive away in Balbeggie and Burrelton, along with additional local amenities including doctors and dentists slightly further afield in Scone and Coupar Angus; Nearby Kinrossie has its own village hall, village church and primary school at Kirkton of Collace. A regular bus service covers the surrounding villages and Perth, some 8 miles away, where a wide range of business, shopping and leisure amenities are available including restaurants, bars, cinema, theatre and concert hall; there is a Park and Ride facility into Perth from nearby Scone, Perth has a main-line railway station, and the Perth outer-ring motorway also provides an easy commuting link to major cities and airports in the central belt.

The Cross Tay Road Link will vastly improve commute times to Perth / A9.

- Two Bedrooms
- Country Views
- Picturesque Setting
- Air Source Heating
- Private Garden
- Double Glazing
- Solar Panels





Serendipity Cottage, Saucher Kinrossie, Perth, PH2 6HY

GROSS INTERNAL AREA
FLOOR PLAN 83.6 m² (900 sq.ft.)
TOTAL: 83.6 m² (900 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(82 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) 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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