



**Premier
Properties**
Perth



Serendipity Cottage Saucher, Perth, PH2 6HY

Offers Over £219,950



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.

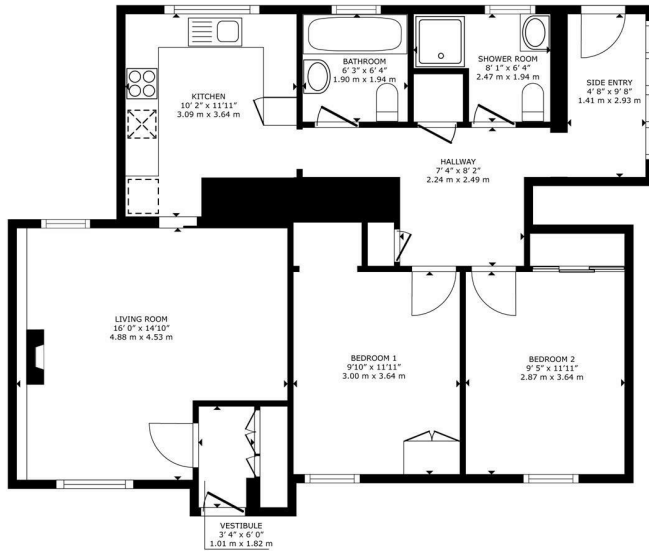
Externally, a shared driveway provides access to the rear of the property and parking for multiple vehicles. There is also a detached single garage and summer house. The expansive rear garden benefits from countryside views, perfect for outdoor entertaining and enjoying the finer weather.

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





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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C		75	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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