



9 Saucher Village, Perth, PH2 6HY

Offers Over £155,000



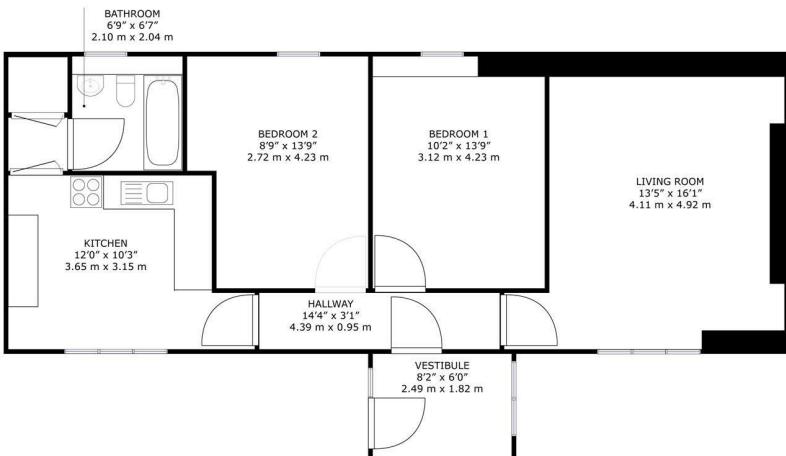
This well-proportioned home offers versatile accommodation all on one level, comprising a welcoming entrance hall, a spacious lounge, a bright kitchen/diner, two generously sized double bedrooms, and a modern bathroom.

Externally, the property enjoys the added benefit of off-street parking and a private area of garden ground, providing the perfect outdoor space for relaxation or entertaining.

This property would be perfect for someone looking for a project to put their own stamp on, or for those seeking to downsize to a more manageable home in a quiet rural location.

- 2 double bedrooms
- Spacious reception room
- Easy access to Perth
- Ideal for small families
- Quiet village setting
- Viewing recommended





9, Saucher Village Kinrossie, Perth, PH2 6HY

GROSS INTERNAL AREA
TOTAL: 765 sq ft, 71.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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

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



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