

Simple Approach



**2 Newmill Cottage , Perth
PH1 4QD**

Offers over £280,000

2 Newmill Cottage , Perth, PH1 4QD

Simple Approach are delighted to welcome this three bedroom, semi-detached bungalow in a highly desirable area of Stanley to the Perthshire market. With generous accommodation over one level this home will provide comfortable family living set in a semi rural location without being too far from the city centre of Perth. Boasting spacious accommodation throughout, oil fired central heating and double glazing this home comprising a bright lounge with a gorgeous large window allowing the natural light to stream in with a cosy log burner, a fitted kitchen with ample room to dine through to a sun room which provides access to the garden. Newmill Cottage further enjoys three good sized bedrooms with fitted wardrobes and a master en-suite shower room and a further modern family shower room. Externally there is a large driveway and extensive garden grounds. The purchaser of this fabulous home can benefit from peaceful, countryside living without compromising amenities. This property would suit a number of families therefore viewing is absolutely essential to appreciate the size of accommodation on offer.

Den

13'2" x 8'11" (4.02 x 2.74)

Kitchen

8'9" x 11'11" (2.69 x 3.64)

Lounge

24'10" x 14'4" (7.57 x 4.38)

Hallway

21'10" x 3'1" (6.68 x 0.95)

Bathroom

7'3" x 8'10" (2.22 x 2.70)

Bedroom

9'7" x 12'9" (2.94 x 3.89)

Bedroom

9'4" x 13'1" (2.87 x 4.01)

Ensuite

5'10" x 3'0" (1.80 x 0.93)

Bedroom

12'9" x 9'7" (3.91 x 2.94)





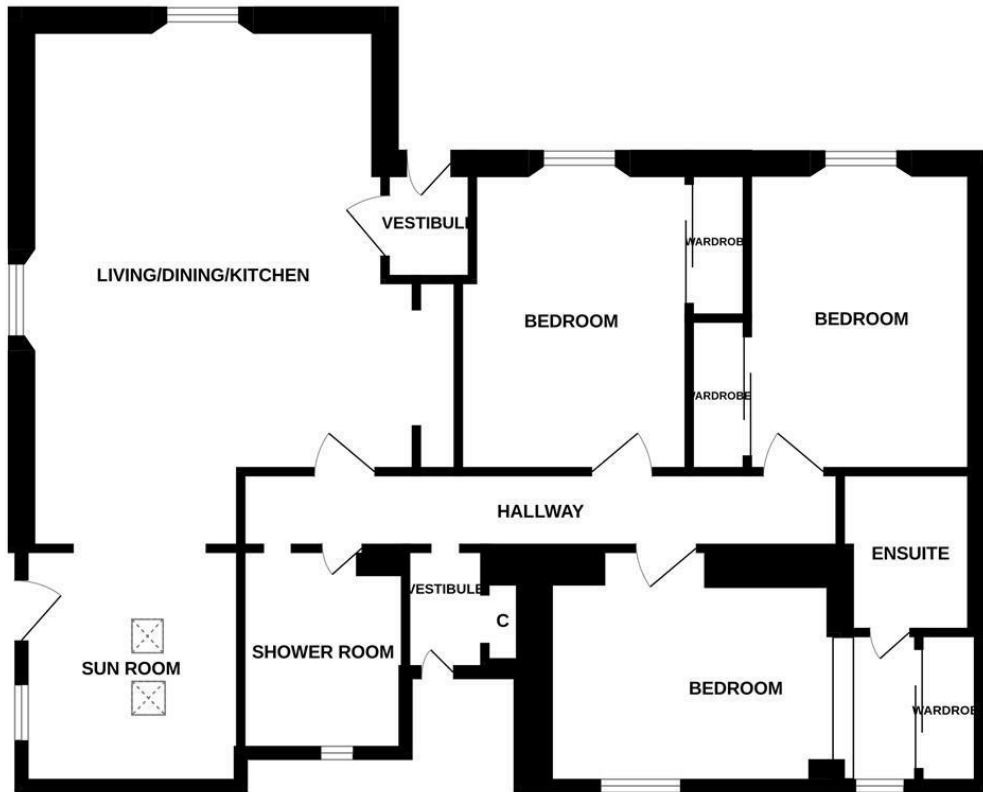
- Three Bedroom, Semi-Detached Bungalow
- Semi-Rural Living Close To Local Amenities
- Oil Central Heating

- Move-In Condition Throughout
- Master En-Suite
- Wood Burning Stove Feature

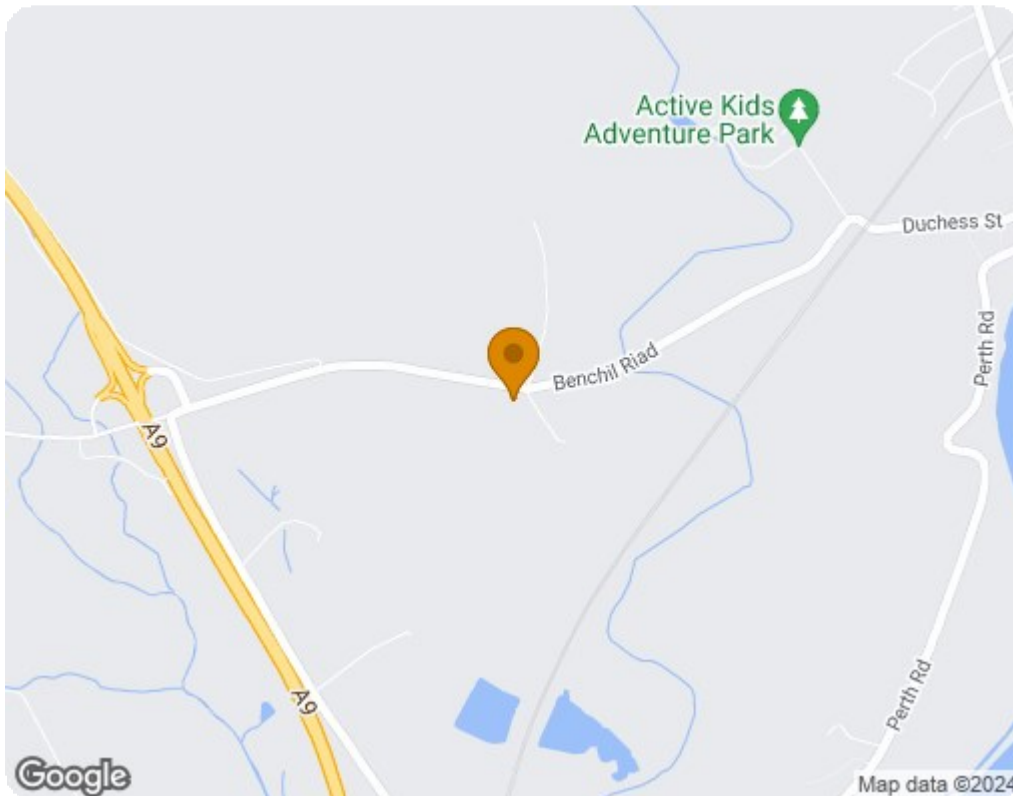
- Large Private Driveway And Beautiful Gardens
- Sun Room



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	54		
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			88
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	46		
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	