

Simple Approach



**Hawthorn Cottage Main Street, Perth**

**PH1 4AA**

**Offers over £99,950**

Simple Approach are delighted to welcome this detached two storey cottage to the Perthshire residential sales market. Coming to the market in need of renovation throughout, Hawthorn Cottage is the ideal purchase for any buyers seeking an excellent renovation project set within a highly sought after village. The property sits on a generous plot of land, enjoying impressive private garden grounds - perfect for summer.

The accommodation is generous and set across two floors, comprising an entrance hallway, sizeable lounge, kitchen, utility area, three bedrooms and a bathroom area.

Viewing is essential to appreciate the overall space and excellent location on offer here at Hawthorn Cottage.

**Living Room**

15'10" x 11'8" (4.84 x 3.56)

11'6" x 9'8" (3.53 x 2.96)

**Kitchen**

10'10" x 6'2" (3.32 x 1.88)

**Storage Space**

2'8" x 5'8" (0.83 x 1.75)

**Bathroom**

5'8" x 8'0" (1.74 x 2.45)

**Bedroom Two / Dining Room**

10'0" x 15'3" (3.06 x 4.67)

**Bedroom One**

9'8" x 14'3" (2.97 x 4.35 )

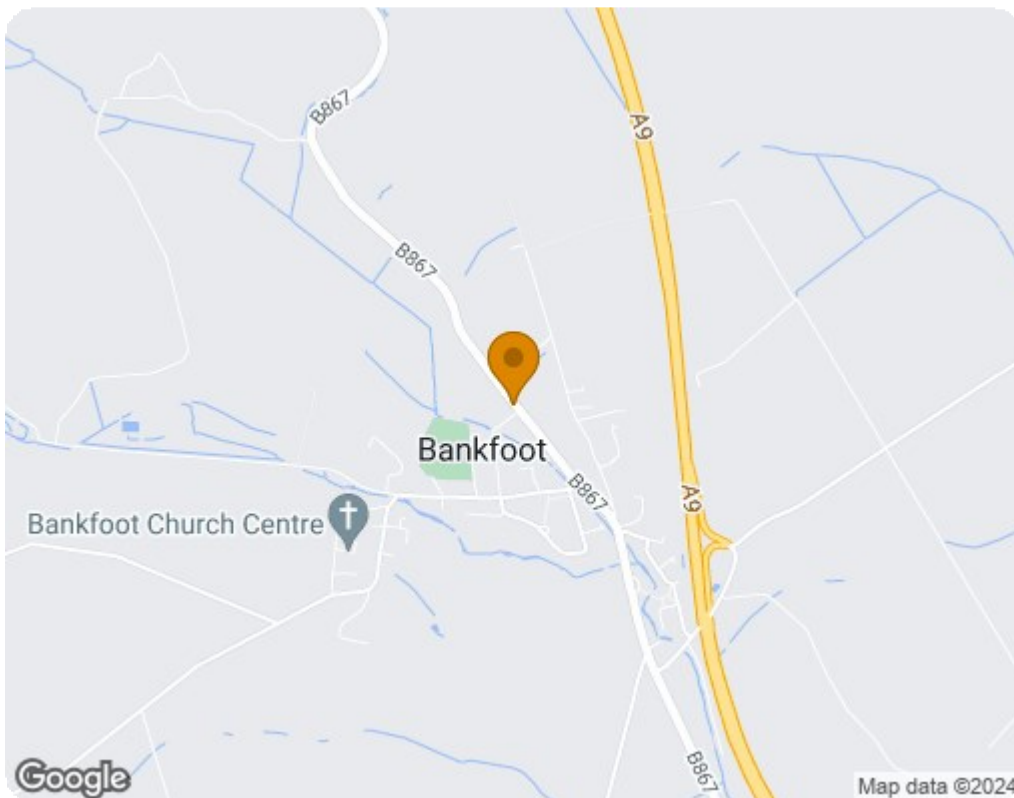
**Bedroom Three**






- Detached Two Storey Cottage
- Very Impressive Very Private Garden
- CASH PURCHASE ONLY
- Three Bedrooms
- Highly Sought After Location
- THIS PROPERTY HAS A HOME REPORT EXEMPTION
- Renovation Project
- Close To All Local Amenities





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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