

Simple Approach



**Hawthorn Cottage, Main Street, Perth
PH1 4AA**

Offers over £328,950

Located in the charming village of Bankfoot, just a short drive from Perth, Hawthorn Cottage is a beautifully renovated home that perfectly blends modern comfort with timeless character. Situated on Main Street, this delightful property offers a warm and inviting atmosphere, making it an ideal choice for families or those seeking a tranquil village lifestyle with easy access to city conveniences. Hawthorn Cottage offers stylish and spacious accommodation set across two floors, comprising; a welcoming entrance, an open plan stylish kitchen and sitting room with beautiful sliding patio doors out to the private rear garden. A home study, large master bedroom and a chic family bathroom completes the ground floor of this lovely home. Upstairs, the property enjoys further accommodation with two generous bedrooms and a modern shower room. This property is the perfect combination of elegance and practicality with sought after modern comforts such as gas central heating and full double glazing. Beyond its charming interiors, Hawthorn Cottage enjoys an enviable location within walking distance of local amenities while being surrounded by picturesque landscapes. Whether you're drawn to the friendly community or the home's modern upgrades, this property presents a rare opportunity to purchase an immaculate home within a desirable location. Viewing is essential to appreciate all that is on offer here at Hawthorn Cottage, Main Street, Bankfoot.

Lounge + Kitchen

31'11" x 13'6" (9.75 x 4.14)

Home Office

11'3" x 6'5" (3.45 x 1.97)

Boiler Room

5'9" x 2'8" (1.76 x 0.82)

Master Bedroom Ground Floor

15'6" x 10'0" (4.73 x 3.06)

Master Ensuite

9'2" x 10'8" (2.81 x 3.26)

Entrance Hallway

5'5" x 6'6" (1.67 x 2.00)

Bedroom Two (Upstairs)

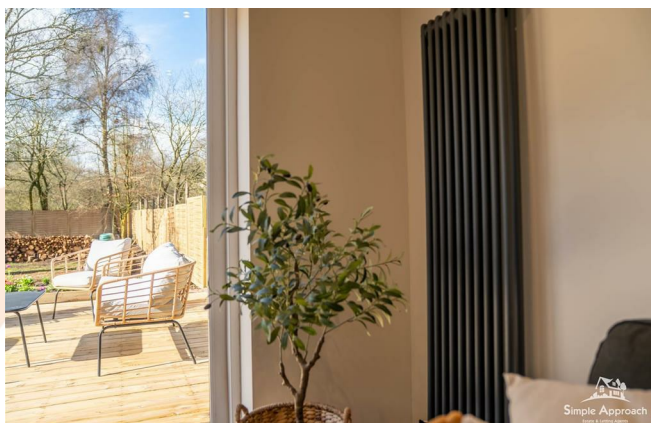
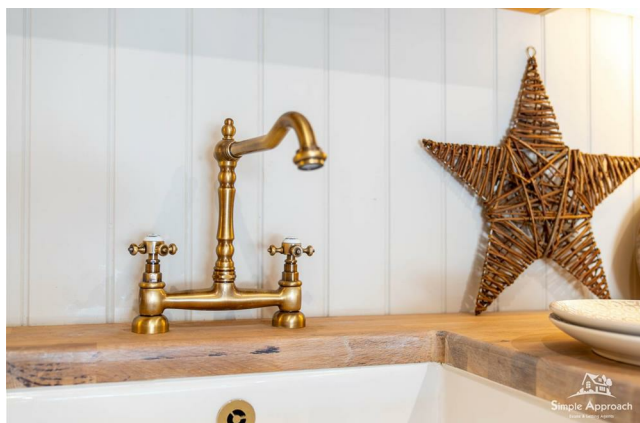
16'3" x 16'2" (4.96 x 4.94)

Bedroom Three (Upstairs)

16'0" x 11'6" (4.89 x 3.52)

Family Bathroom (Upstairs)

9'5" x 4'11" (2.88 x 1.51)





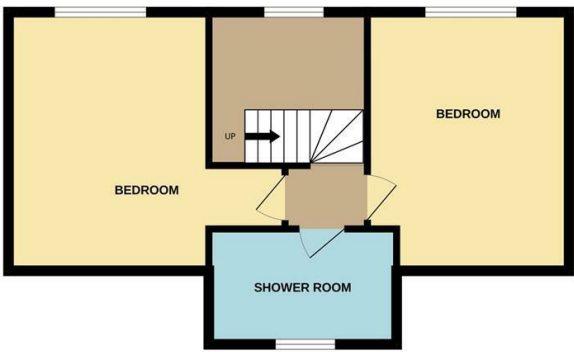
- Newly Refurbished Detached House
- Chic Bathroom
- Fully Enclosed Private Backgarden
- Three Spacious Double Bedrooms
- Wet Electric Heating & Double Glazing
- Situated in an Ideal Location with Ample Amenities Close by
- Stylish Open Plan Kitchen / Lounge
- Patio Doors Leading onto a Brand New Decking Area



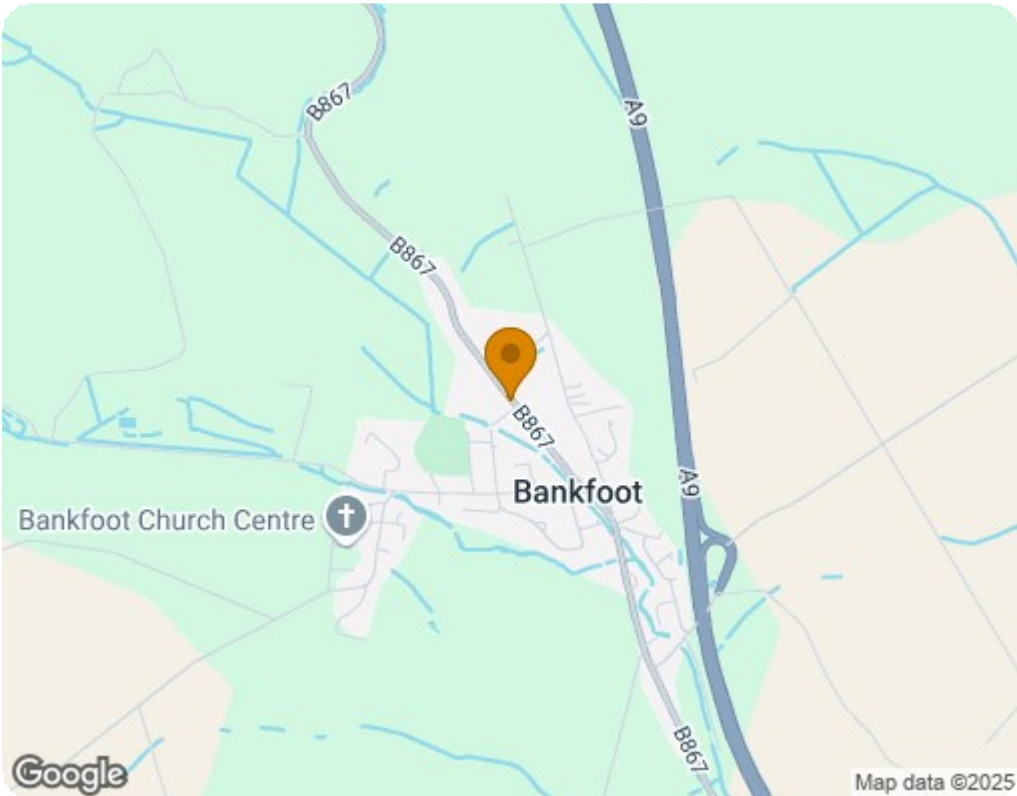
GROUND FLOOR



1ST 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		
(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		
		64
	44	
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
		53
	38	
Scotland EU Directive 2002/91/EC		