

Simple Approach



Estate Agents



**The Cottar , Perth
PH2 7NL**

Offers over £172,950

The Cottar , Perth, PH2 7NL

Located in the charming village of Cottown Glencarse, Perth, this delightful cottage, The Cottar, offers a perfect blend of comfort and tranquillity. Set in the countryside, this property is ideal for those seeking a peaceful location while still being within easy reach of local amenities and strong transport links

Upon entering the home, you are welcomed into an entrance vestibule, through to the sizable lounge with woodburning stove, followed by the kitchen with room to dine, two bedrooms, a shower room and rear porch. This property benefits from oil central heating, a driveway for multiple vehicles and a large rear garden.

The Cottar is perfect for first time buyers looking to put their own personal stamp on a property or buyers looking to downsize to a property across one accessible level. If you wish to view this property please call Simple Approach on 01738 827864 to get booked in.

Lounge

12'6" x 15'9" (3.83 x 4.82)

Kitchen

9'2" x 12'11" (2.81 x 3.95)

Bedroom One

12'2" x 9'9" (3.73 x 2.99)

Bedroom Two

13'6" x 5'7" (4.13 x 1.72)

Shower Room

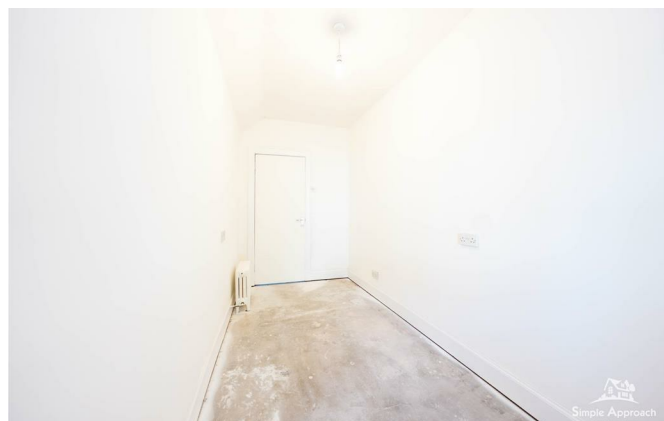
4'10" x 9'6" (1.48 x 2.92)



01738 827864



- Two Bedroom Cottage
- Peaceful Location Whilst Still Being Close Enough To Local Amenities And Transport Links
- Oil Central Heating
- Sizable Rear Garden, Private Driveway
- Ideal To Put Your Own Personal Stamp On The Property
- Easy Living Across One Accessible Floor



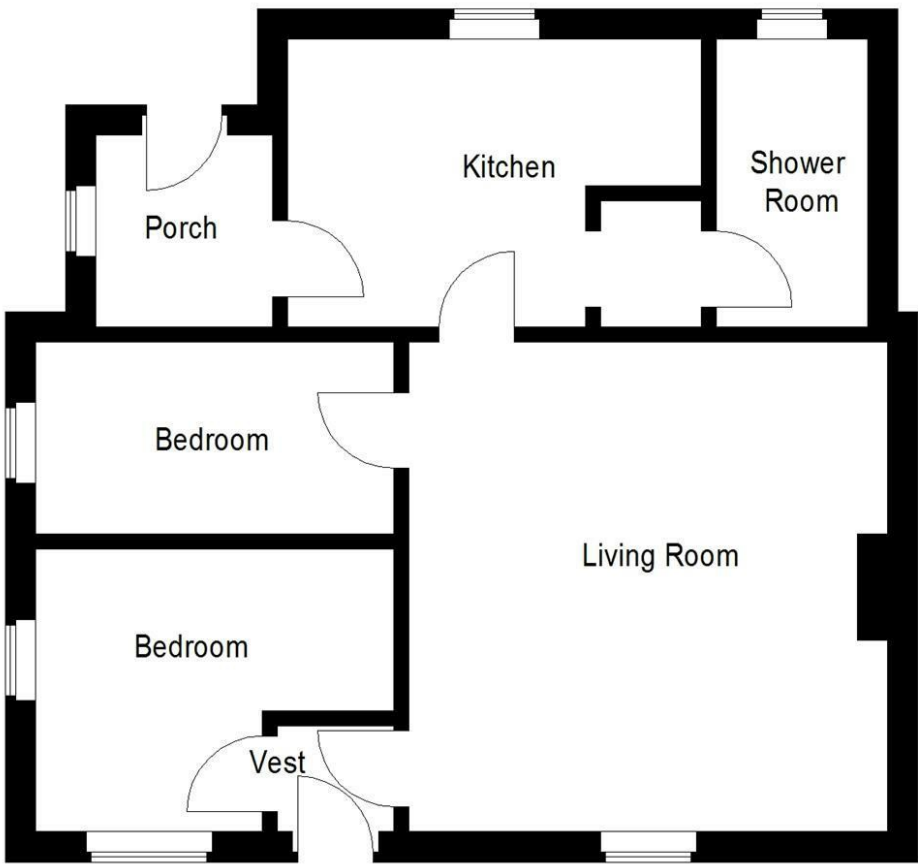
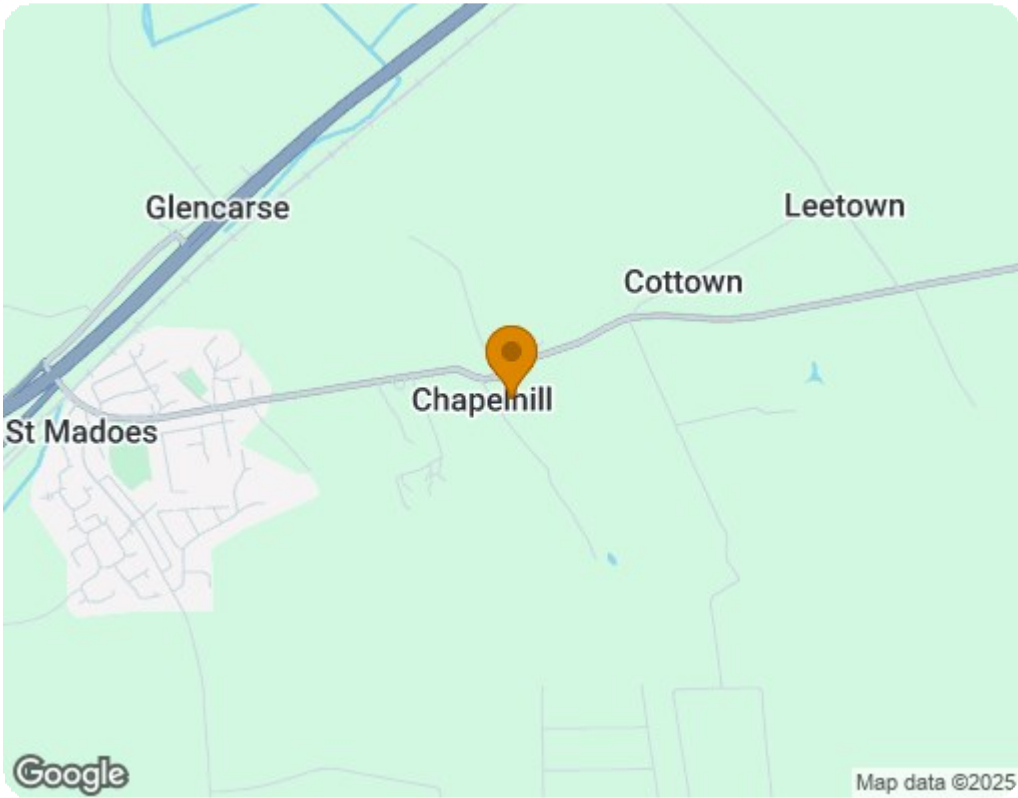



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1203030)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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			

	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		80	
(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	