

Simple Approach



Estate Agents



**Well Cottage Kintillo Road, Perth
PH2 9AZ**

Offers over £357,950

Simple Approach are pleased to present Well Cottage, an exceptional residence now available on the Perthshire property market. Perfectly positioned in the highly sought-after village of Bridge of Earn, this remarkable family home offers the rare combination of convenience and tranquility—just moments from local amenities yet tucked away in a peaceful setting.

Lovingly maintained by its current owners, the property is offered in immaculate condition throughout and provides generous, flexible living space across two floors. On entry, you are welcomed by a bright hallway leading into the impressive open-plan lounge, kitchen, and dining area. The kitchen strikes the perfect balance between modern style and rustic charm, featuring a range cooker and seamless flow into the family dining space. From here, French doors open onto a beautifully designed patio, extending the living area outdoors and creating the perfect setting for entertaining. The ground floor further boasts two bedrooms, a well-appointed family shower room, and a practical utility room—making it an excellent layout for those who prefer single-level living or require adaptable accommodation. Upstairs, two additional bedrooms each benefit from their own en-suite facilities. The master suite is further enhanced by a private dressing room, adding a touch of luxury. Externally, the home is complemented by a double garage, ample parking for multiple vehicles, and expansive gardens laid mainly to lawn with mature borders and a stylish patio area. This superb property is ideally suited to growing families or those looking for versatile living arrangements, such as multigenerational households. Early viewing is highly recommended to fully appreciate the space, quality, and outstanding location of Well Cottage.

Kitchen/ Dining Area

28'6" x 10'7" (8.69 x 3.25)

Living / Dining Area

23'6" x 12'9" (7.18 x 3.90)

Bedroom One

9'9" x 9'4" (2.98 x 2.86)

Bathroom

9'6" x 5'5" (2.91 x 1.66)

Bedroom Four / Office

9'3" x 7'10" (2.83 x 2.39)

Utility Room

6'0" x 6'11" (1.83 x 2.11)

WC

6'11" x 2'11" (2.12 x 0.89)

Bedroom Two

13'5" x 8'3" (4.09 x 2.54)

Ensuite

6'7" x 8'6" (2.02 x 2.61)

Master Bedroom

15'3" x 12'11" (4.67 x 3.95)

Master Ensuite

7'8" x 6'11" (2.34 x 2.12)

Walk In Wardrobe

7'3" x 7'1" (2.22 x 2.16)

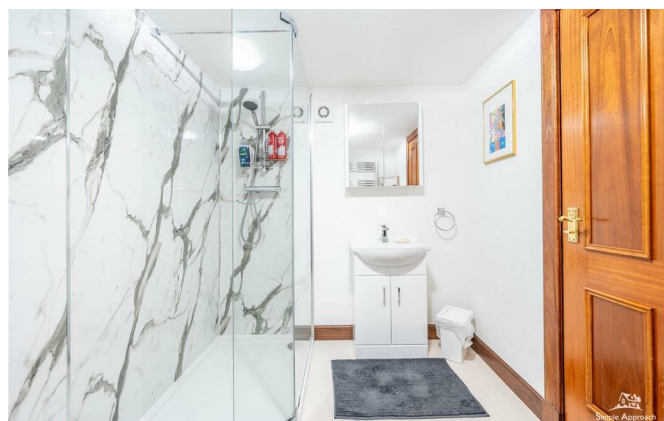


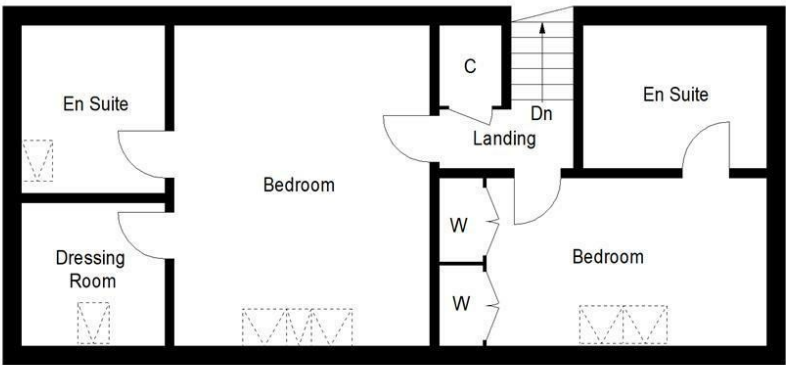


- Unique Detached House
- Master Walk In Wardrobe Feature
- Excellent Transport Links Locally and Nationally
- HHR Heating with Electric Panels & Double Glazing

- Four Bedrooms
- Open Plan Kitchen / Lounge / Dining Area
- Double Garage and Parking for Several Cars

- Two Ensuite Shower Rooms
- Highly Sought After Village Location
- Well Manicured Garden

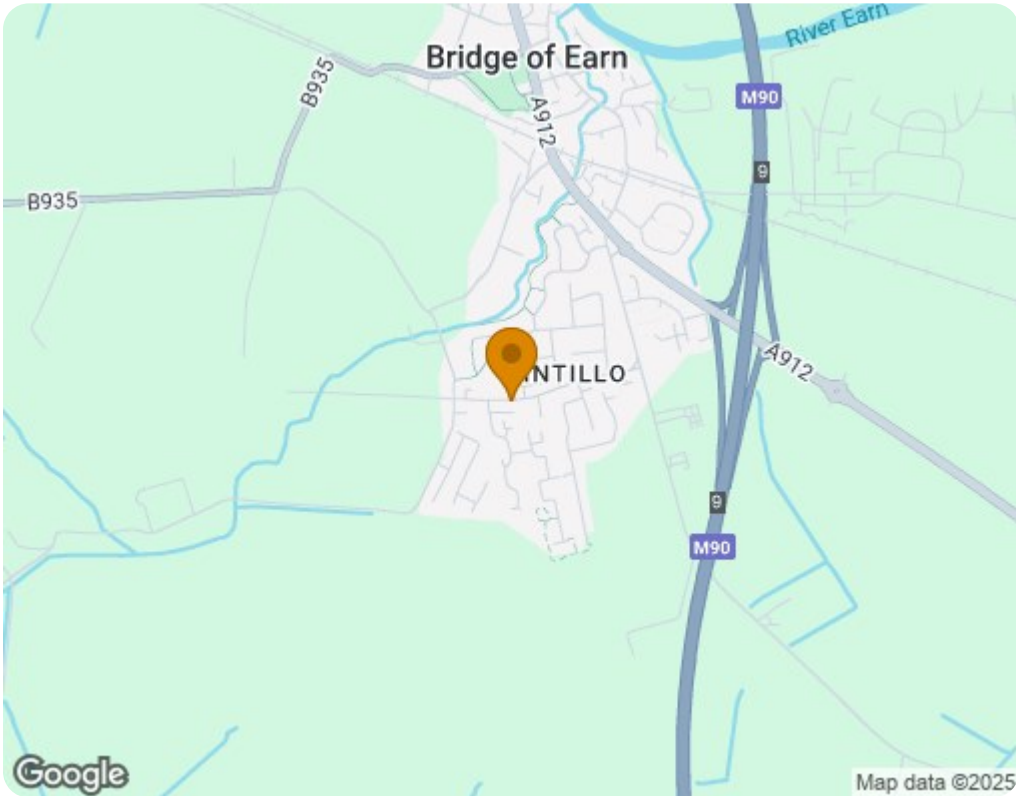




First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(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		
(81-91) B		
(69-80) C	81	78
(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		