

Simple Approach



Estate Agents



Clathy ,  
PH7 3PH

Offers over £335,995

This detached two-storey house in Clathy, Gask by Crieff (PH7 3PH) presents an exciting opportunity for those seeking a renovation project in a peaceful countryside setting. Although the property is in need of refurbishment throughout, it holds ample potential to become a beautiful rural home.

The accommodation is well-proportioned and includes a bright lounge, a good-sized kitchen, Three generous bedrooms, and a family bathroom. With oil-fired central heating and double glazing, the property offers a solid foundation for modernisation and improvement. Externally, the house is set upon a sizeable plot of land, providing extensive outdoor space, a private driveway, and attractive surrounding grounds — ideal for those who value privacy, or outdoor living.

Located within the picturesque Perthshire countryside, this property combines rural tranquillity with convenient access to nearby towns such as Crieff and Perth. With its spacious layout and scenic location, it offers an excellent opportunity for buyers looking to create their dream home in a charming rural setting.

### Lounge

11'5" x 15'0" (3.48 x 4.58)

### Kitchen

16'2" x 8'7" (4.95 x 2.64)

### Bathroom

4'10" x 9'3" (1.48 x 2.82)

### Bedroom One (downstairs)

15'0" x 11'5" (4.58 x 3.49 )

### Bedroom Two

11'6" x 15'1" (3.51 x 4.62)

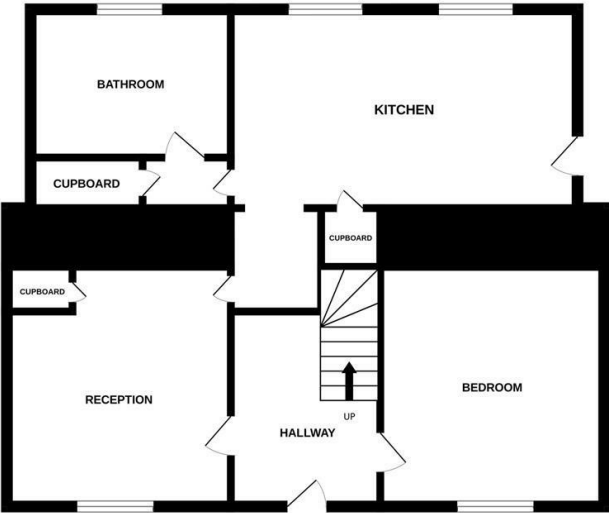




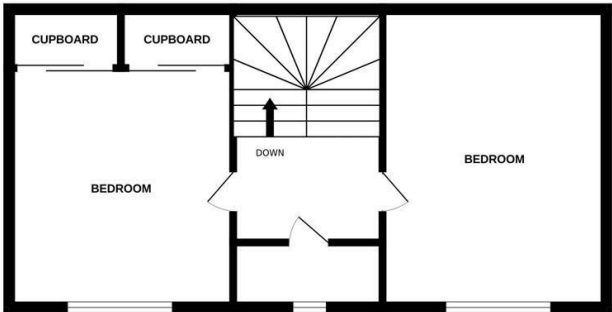
- Detached two-storey house
- Three generous bedrooms
- Private driveway
- In need of full renovation
- Oil-fired central heating and double glazing
- Surrounded by picturesque Perthshire countryside
- Offering excellent potential throughout
- Set on a sizeable plot
- Contact our mortgage team to discuss your options!



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                                                       |         | 63        |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        | 1       |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 77        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       | 31      |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |