



Oakbank Cottage Oakbank Road, Guildtown, PH2 6BU

Offers Around £90,000



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OFFERS AROUND
£90,000

Oakbank Cottage is a semi-detached cottage which is in need of upgrading and modernisation. There is also potential to extend the Cottage subject to necessary consents.

The Cottage is situated within the village of Guildtown which offers several amenities. The City of Perth is only a short 6-mile drive away with excellent shopping and recreational facilities including a mainline railway station with connections to major towns and cities including Stirling, Edinburgh, Glasgow and Dundee.

The Cottage is entered from the front into the entrance vestibule where doors lead to a bedroom and the lounge. The bedroom has a window to the front. The lounge offers a window to the front. A door leads to an inner hallway which has storage facilities. From the inner hallway a door leads to the kitchen which is fitted with wood effect wall and base units with contrasting worktops, stainless steel sink and drainer. Leading off the kitchen is the rear hallway which provides further storage facilities and doors leading to the second bedroom which has a window to the rear of the Cottage, the bathroom which is fitted with a W.C., wash hand basin, bath and electric shower .

The rear garden is accessed by the footpath at the side of the cottage. The rear garden is mostly turfed with small areas of shrubs, trees and is enclosed by timber fencing. Timber shed.





- Semi detached cottage
- In need of upgrading
- Potential to extend subject to consent
- Vestibule
- Lounge
- 2 Bedrooms
- Kitchen
- Bathroom
- Gardens to the rear
- Timber shed

INCLUDED

All fitted carpets;, fitted floor coverings and timber shed.

SERVICES

Mains water, drainage and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND A

EPC RATING: F

FLOOR AREA: 678.00 SQ FT







Room Sizes

Approximate measurements

Lounge	12'1" x 19'6"
Bedroom 1	12'7" x 8'9"
Bedroom 2	12'0" x 12'8"
Kitchen	8'10" x 11'3"
Bathroom	7'11" x 5'7"





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