



**Premier  
Properties**  
Perth



## Inchmartine Lodge Inchtore, Perth, PH14 9QQ Offers Over £115,000



The property is in need of upgrading & renovation throughout comprising: Spacious lounge featuring fireplace and large window, offering an abundance of daylight along with the opportunity to convert into the perfect space to relax and entertain. There is a well-proportioned bedroom along with a second bedroom/sitting room. The kitchen and bathroom complete the home.

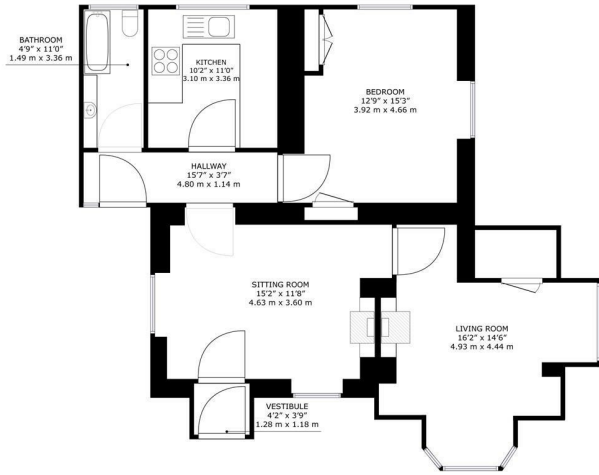
This property is ideal for small families, couples, or those seeking a peaceful retreat.

Surrounded by the picturesque landscapes of Perthshire, it is an excellent choice for nature lovers and those who appreciate the tranquillity of rural living.

Whether you are looking to make this your permanent residence or a weekend getaway, this lodge offers lots of potential. Do not miss the chance to view and experience all that it has to offer.

Location: The property is ideally located midway between Perth and Dundee making it an ideal location for those commuting to either of the cities. Within the nearby village there is a nursery, primary school, local convenience store and many pleasant country walks. Road links also give easy access to a number of neighbouring villages. This property presents a wonderful opportunity to enjoy a serene lifestyle while still being within reach of urban conveniences.

- 2 Bedrooms
- Gas Heating
- Single Glazing
- Extensive Garden Ground
- Off Street Parking
- Spacious reception room
- Close to local amenities



**Inchmartin Lodge, Inchture PH14 9QQ**

GROSS INTERNAL AREA  
TOTAL: 961 sq ft, 89.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	<b>41</b>
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 <b>A</b>	<b>76</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	<b>36</b>
Scotland EU Directive 2002/91/EC	



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