

Simple Approach



Estate Agents



**Pittendynie Farm Cottage B8063 Moneydie, By Moneydie
PH1 3JA**

Offers over £195,000

Pittendynie Farm Cottage B8063 Moneydie, By Moneydie, PH1 3JA

Simple Approach are delighted to welcome to the market this stunning semi-detached cottage situated at Pittendynie Farm, Luncarty, Perth. Surrounded by beautiful countryside and enjoying a peaceful rural setting, this charming property offers a wonderful opportunity for those looking for a comfortable home in a picturesque location while still being within easy reach of Perth and the surrounding areas.

The property offers a welcoming entrance leading into a bright and inviting lounge, providing a lovely space to relax and enjoy the tranquil surroundings. The well-proportioned kitchen offers a good amount of space for everyday cooking, while two generous bedrooms provide comfortable accommodation for a variety of buyers. Completing the accommodation is a well-appointed bathroom fitted with a shower over bath facility.

Externally, the property is particularly impressive, with a large private driveway providing excellent off-street parking. To the rear is an impressive private garden, offering a fantastic outdoor space to enjoy the peaceful countryside setting. The garden provides plenty of scope for outdoor entertaining, relaxing or gardening, while the surrounding countryside creates a beautiful backdrop.

Further benefits include oil-fired heating and double glazing.

Lounge
10'0" x 18'9" (3.05 x 5.63)
Pittendynie Farm Cottage is a truly lovely property offering a peaceful country lifestyle, generous outdoor space and charming accommodation. The beautiful setting makes this a particularly appealing home, and early viewing is highly recommended to fully appreciate the location, accommodation and gardens on offer.

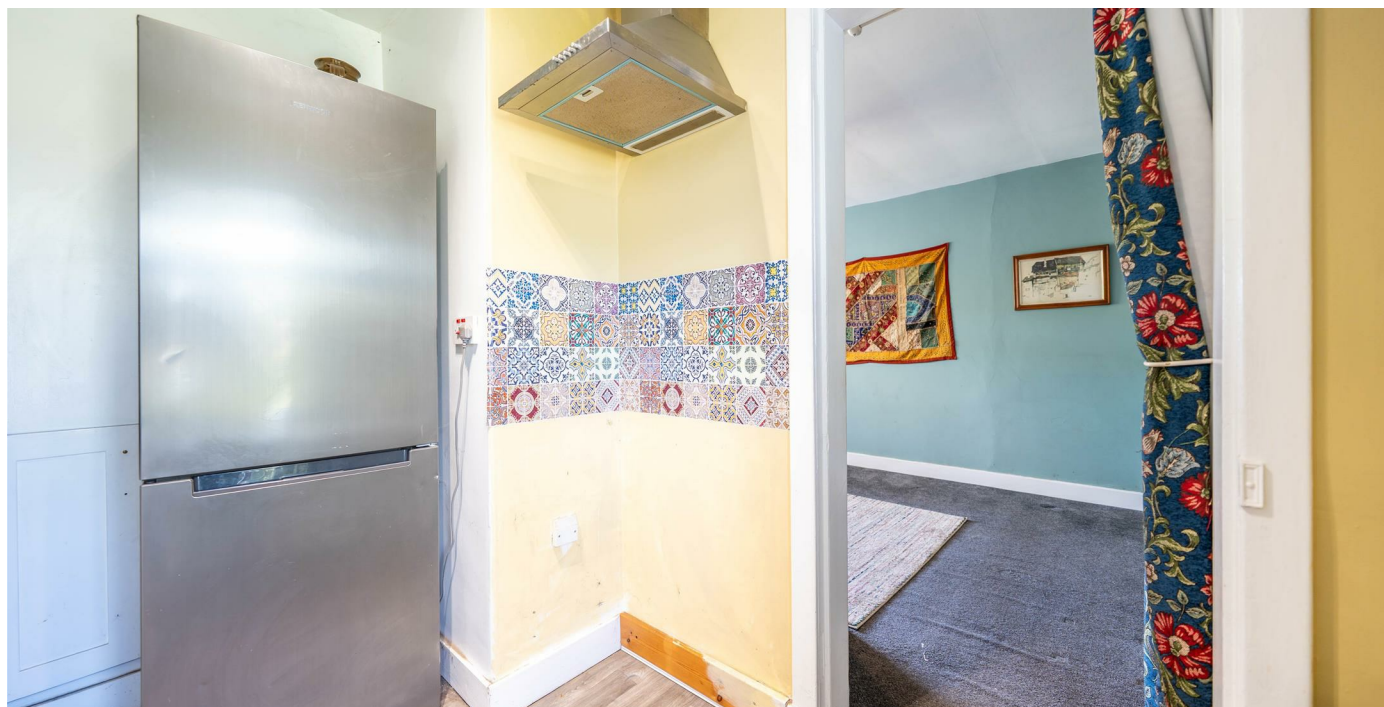
Kitchen
6'7" x 8'11" (2.03 x 2.72)

Bedroom one
13'9" x 7'10" (4.21 x 2.40)

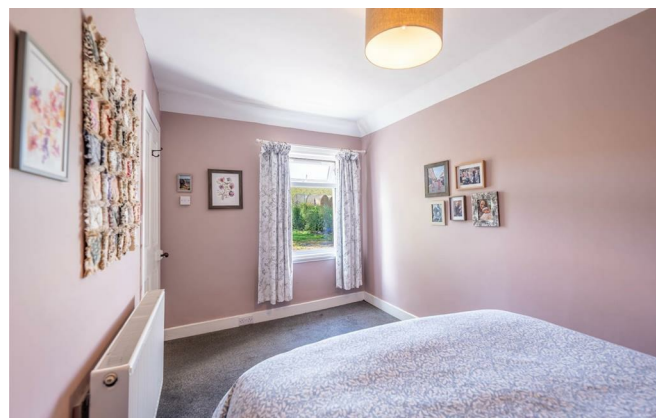
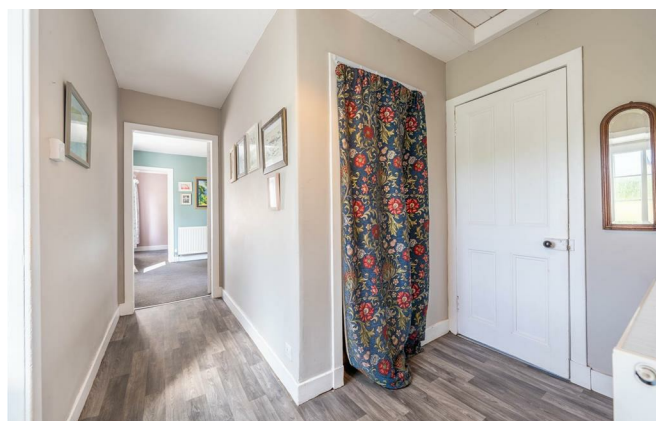
Bedroom Two
9'2" x 16'5" (2.80 x 5.02)

Bathroom
7'7" x 4'3" (2.33 x 1.32)





- Stunning Semi-Detached Country Cottage
- Two Generous Bedrooms
- Oil-Fired Heating
- *** Green House Not Included In Sale ***
- Beautiful Peaceful Countryside Setting
- Large Private Driveway
- Double Glazing
- Bright And Spacious Lounge
- Impressive Private Rear Garden
- Beautiful Rural Location



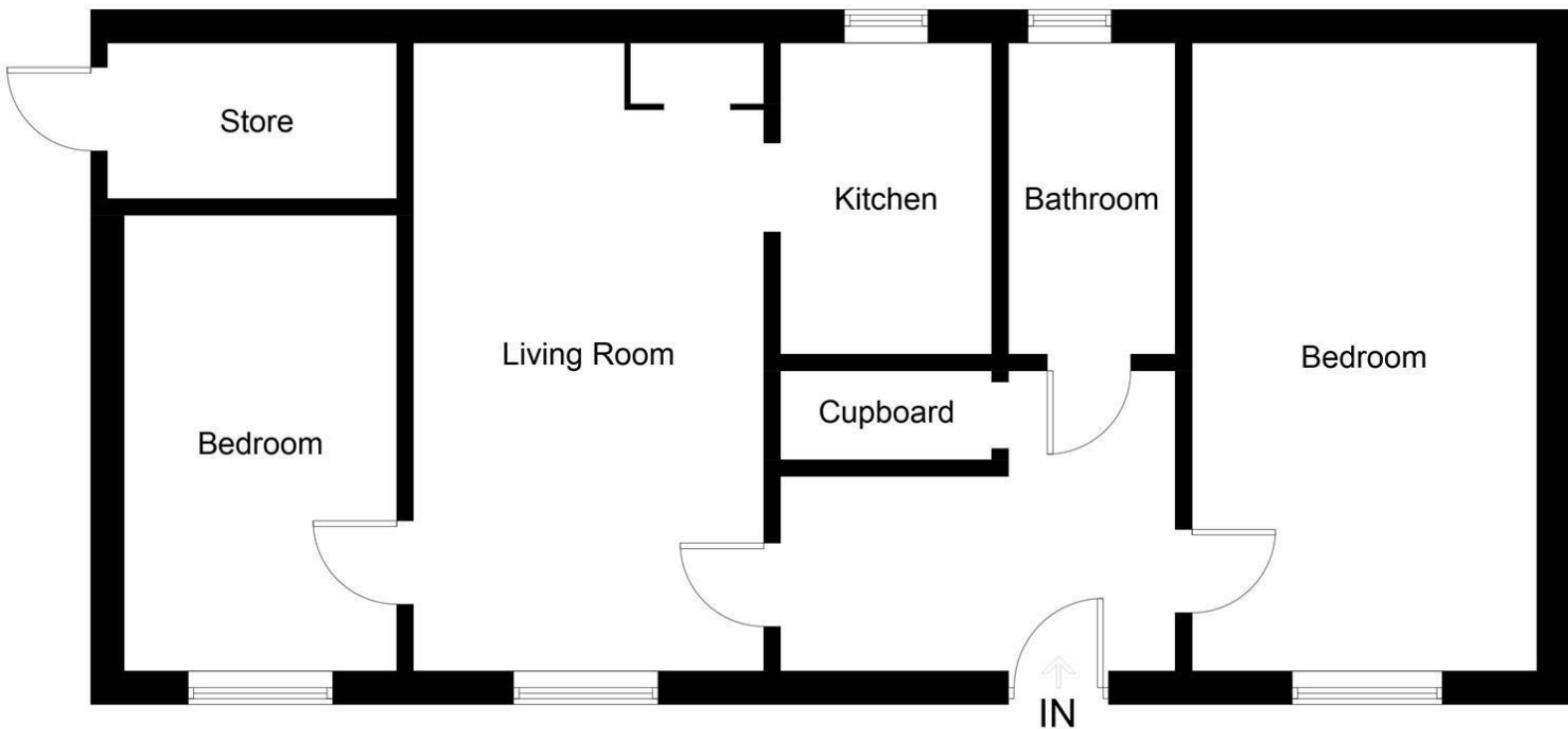
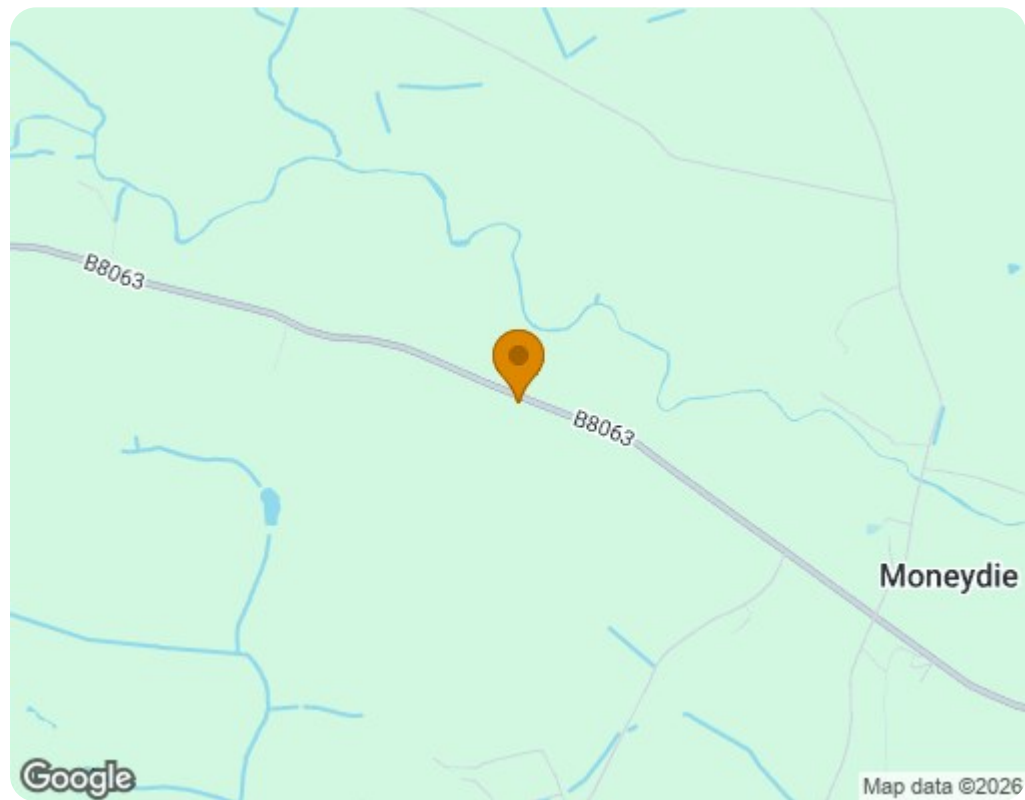


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336151)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		54	87
(92 plus) A			
(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			
Very environmentally friendly - lower CO ₂ emissions		47	63
(92 plus) A			
(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 	