



**Premier
Properties**
Perth



Muckhart Cottage Muckhart Road, Perth, PH2 0RL Offers Over £170,000

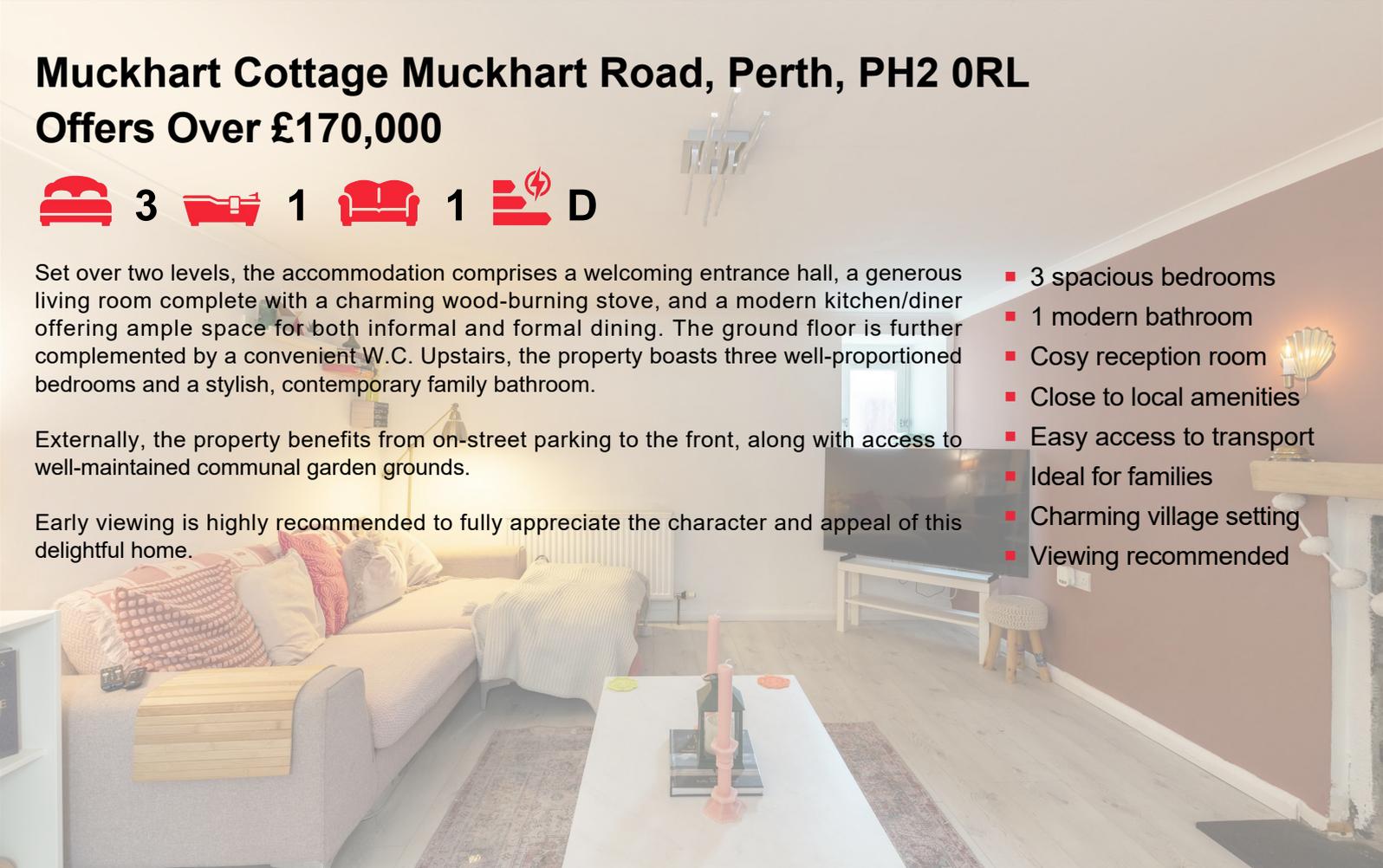
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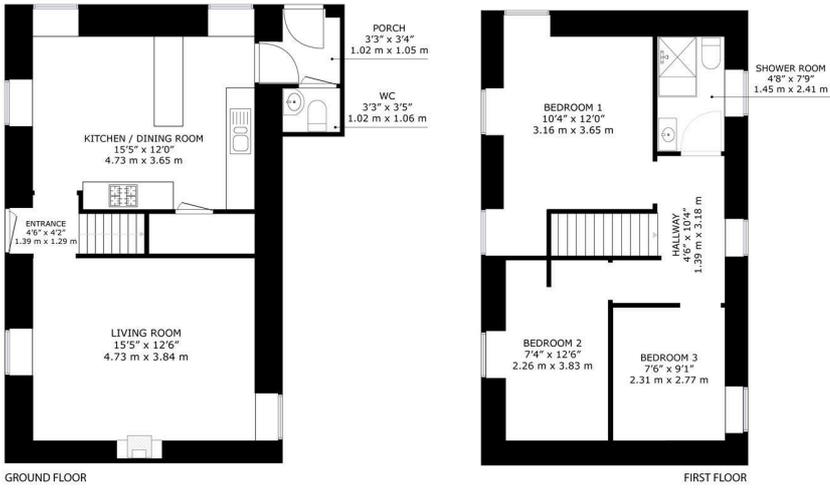
Set over two levels, the accommodation comprises a welcoming entrance hall, a generous living room complete with a charming wood-burning stove, and a modern kitchen/diner offering ample space for both informal and formal dining. The ground floor is further complemented by a convenient W.C. Upstairs, the property boasts three well-proportioned bedrooms and a stylish, contemporary family bathroom.

Externally, the property benefits from on-street parking to the front, along with access to well-maintained communal garden grounds.

Early viewing is highly recommended to fully appreciate the character and appeal of this delightful home.

- 3 spacious bedrooms
- 1 modern bathroom
- Cosy reception room
- Close to local amenities
- Easy access to transport
- Ideal for families
- Charming village setting
- Viewing recommended





Muckhart Cottage, Muckhart Road Dunning, PH2 0RL

GROSS INTERNAL AREA
 GROUND FLOOR : 465 sq. ft./43.2 m², FIRST FLOOR : 414 sq. ft./38.5 m²
 TOTAL: 879 sq. ft./81.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



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