ROSIE FRASER
Real Estate



Artists Barn Mews Kirkwood

St. Madoes, Glencarse, Perth, PH2 7NF

Offers over £225,000

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Rosie Real Estate is delighted to bring to the market this unique and versatile two-bedroom converted property, currently operating as a successful Airbnb. Offering an exciting opportunity for investors seeking an established short-term letting business, or prospective homeowners looking for something a little different, this property has plenty of potential.







An added attraction is that a planning application is currently being progressed to convert the property into a residential home, offering buyers the opportunity to explore its future residential potential, subject to the necessary planning consents.

The accommodation is presented in a bright, welcoming and homely style, with a lovely blend of original character features and contemporary finishes. On entering the property, you are welcomed into a bright and inviting lounge, featuring beautiful wooden flooring and an attractive feature fireplace, creating a warm and relaxing space. The dining kitchen has been finished to a high standard and is well equipped, offering ample worktop and storage space, making it ideal for those who enjoy cooking and entertaining. There is also generous space for a dining table and chairs to accommodate at least four people. Beautiful exposed original beams add further charm and character to this impressive room. Completing the ground floor accommodation is a contemporary shower room, finished predominantly in wet-wall panelling and comprising a walk-in shower, wash hand basin and WC. Moving upstairs, there are two well-proportioned double bedrooms, both offering space for additional bedroom furnishings and storage.

The property further benefits from electric heating, sash and case windows, mains power, water and sewage.

Externally, the property enjoys access to a communal courtyard, providing a lovely spot to sit back, relax and enjoy the sunshine. Of particular interest is a separate lawn area boasting stunning panoramic views across the surrounding Perthshire countryside. This offers fantastic potential for a variety of uses, whether buyers wish to create an attractive garden space, install a decked seating area with hot tub, or explore the possibility of additional parking.

Situated in the charming village of St Madoes, just a short distance from Perth, the property enjoys an attractive semi-rural setting, offering the perfect balance of peaceful village living and convenient access to nearby amenities. St Madoes is a popular village surrounded by beautiful Perthshire countryside, providing a lovely environment for those seeking a quieter lifestyle while remaining within easy reach of Perth city centre. The area benefits from convenient road links to Perth, Dundee and the wider motorway network, making it an ideal location for commuters. Local amenities, schooling and everyday conveniences are available within the surrounding villages and nearby Perth, which offers an excellent range of shops, restaurants, leisure facilities and professional services. With its appealing village atmosphere, attractive countryside surroundings and excellent accessibility, St Madoes is an ideal location for a variety of buyers.

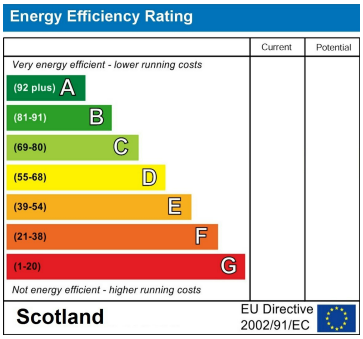
Whether you are an investor looking to acquire an established Airbnb opportunity, or a buyer seeking a characterful property with the potential to become a unique residential home, this is an opportunity not to be missed. Early viewing is highly recommended to appreciate the character, versatility and potential this property has to offer.

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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