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Leading Perthshire Estate Agency

Sunhaven, The Green, Spittalfield, Perth, PH1 4JT

Offers Over £265,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Sunhaven, The Green, Spittalfield, Perth, PH1 4JT.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Spittalfield offers a peaceful setting and stunning countryside views yet is just a 20 minute drive to the City of Perth, only a 10 minute drive from the town of Blairgowrie and the town of Dunkeld lies just 6 miles to the West.

All offer a wide range of local amenities including shops, doctors and dentist surgeries, leisure facilities and good schooling.



Property Summary

A rare opportunity to purchase this beautiful 3-bedroom detached cottage located in the village of Spittalfield.

The spacious accommodation comprises entrance hall; bright lounge with feature wood burning stove; dining room/sitting room; dining kitchen with integrated oven and hob together with space for free standing appliances; bathroom with white suite; principal bedroom with en-suite shower room and 2 further bedrooms.

There is double glazing and gas central heating throughout.

Externally the garden grounds are to the front and side and are laid to lawn with mature, planted borders and there is a lovely garden room providing an ideal haven for relaxing and socialising. Timber shed. Wood store. There is also an area to the side of the property providing off street parking.

Early viewing is highly recommended.

Please note some photos have been edited for marketing purposes



Key property features

- ✓ Charming Detached Cottage
- ✓ Enclosed Garden
- ✓ Parking
- ✓ Spacious Kitchen/Dining Room
- ✓ Lounge with stove
- ✓ Dining/Sitting Room
- ✓ 3 Bedrooms
- ✓ Bathroom and En-suite shower room
- ✓ Double Glazing & Gas Central Heating
- ✓ Garden Room, Timber Shed & Wood Store









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

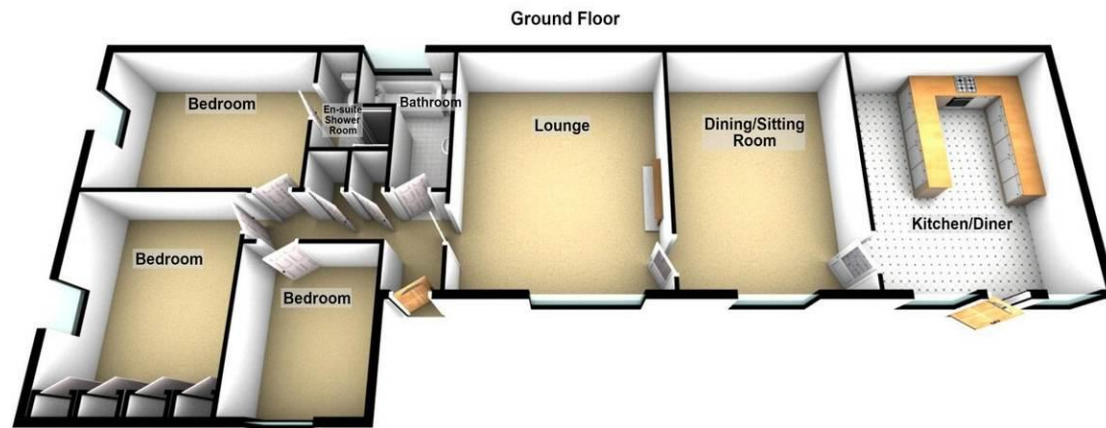
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

9' 5" x 6' 3" (2.87m x 1.91m)

INNER HALL

10' 2" x 3' 3" (3.1m x 0.99m)

DINING KITCHEN

18' 3" x 13' 7" (5.56m x 4.14m)

DINING ROOM/SITTING ROOM

13' 3" x 10' 4" (4.04m x 3.15m)

LOUNGE

14' 9" x 14' 1" (4.5m x 4.29m)

BEDROOM

14' 8" x 8' 9" (4.47m x 2.67m)

EN-SUITE

6' 6" x 2' 1" (1.98m x 0.64m)

BEDROOM

12' 8" x 10' 8" (3.86m x 3.25m)

BEDROOM

12' 8" x 10' 8" (3.86m x 3.25m)

BATHROOM

9' 10" x 6' 7" (3m x 2.01m)

PLEASE NOTE: 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth	01738 44 43 42	1a James Square, Crieff.....	01764 65 00 44
41 - 43 Allan Street, Blairgowrie.....	01250 39 80 02	211 High Street, Auchterarder.....	01764 66 36 66
47a Atholl Road, Pitlochry.....	01796 54 80 14	Email sales@nexthomeonline.co.uk	

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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