



**Premier
Properties**
Perth



Ringwood Cottage , Perthshire, PH8 0DW Offers Over £270,000



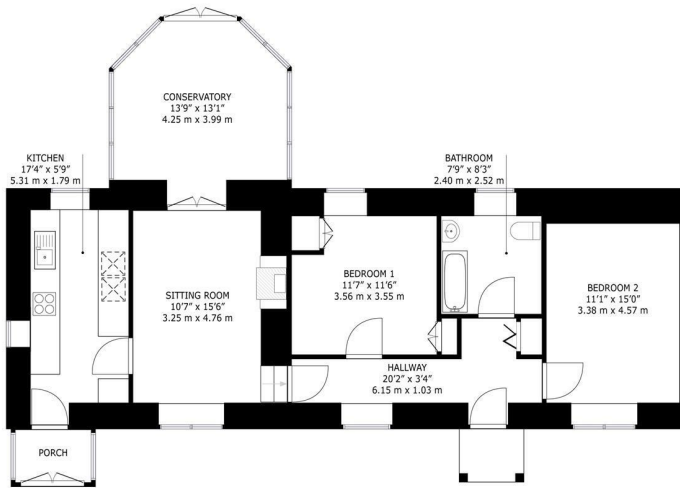
As you step through the front door, you are welcomed by an inviting entrance porch that leads into the hallway. The spacious lounge, complete with an open fire, provides a perfect setting for relaxation. The cottage features a well-appointed modern kitchen, two generous double bedrooms, a bathroom, and a lovely conservatory/garden room that invites the beauty of the outdoors inside.

The property is equipped with electric storage and high retention heaters, ensuring warmth and comfort throughout the year. The conservatory benefits from remote-controlled radiators, while the kitchen boasts the luxury of underfloor heating. Double glazing throughout enhances energy efficiency and adds to the overall comfort of the home.

Externally, the cottage is complemented by a good-sized driveway and a detached timber garage, providing ample parking and storage options. The gardens, which are predominantly laid to lawn, offer a private oasis for outdoor enjoyment, with well-maintained spaces to the front, side, and rear of the property.

This delightful cottage presents an excellent opportunity for those seeking a peaceful lifestyle in a picturesque setting, making it a must-see for potential buyers or renters alike.

- Spacious two-bedroom cottage
- Open fire in lounge
- Conservatory with remote heating
- Underfloor heating in kitchen
- Double glazing throughout
- Private gardens front and rear
- Detached timber garage
- Easy access to A9
- 1.5 miles to Dunkeld station



Ringwood Cottage Birnam, Perthshire, PH8 0DW

GROSS INTERNAL AREA
TOTAL: 1076 sq. ft, 100.0 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			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(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
		77	75
		45	87
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC



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