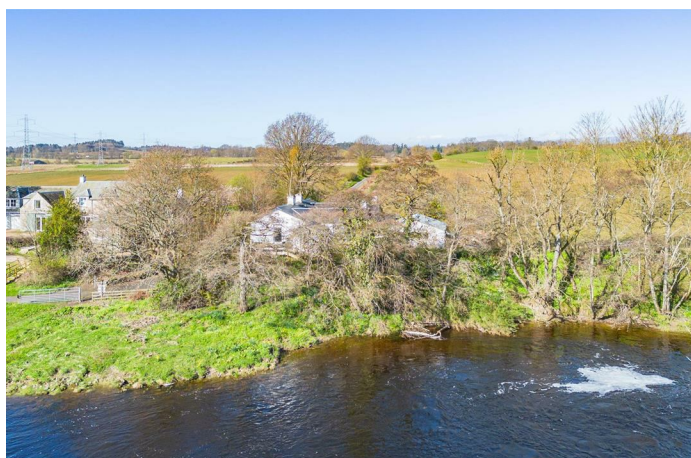


Simple Approach



The Hatton Cottage By The River Tay, Perth
PH1 3HT

Offers over £247,950

The Hatton Cottage By The River Tay, Perth, PH1 3HT

***** CLOSING DATE SET TUESDAY 2ND JUNE 12 NOON *****

Hatton Cottage presents a rare and exciting opportunity to acquire a detached home in a truly breathtaking setting, offering outstanding potential for renovation and modernisation. Situated just outside the charming village of Luncarty, the property enjoys an enviable elevated position with uninterrupted panoramic views across the River Tay, creating a peaceful and picturesque backdrop that is difficult to match.

While the cottage is in need of refurbishment, it provides a generous and flexible single-level layout that will appeal to buyers seeking a project and single level living. The accommodation comprises a welcoming lounge and a separate sitting room, offering multiple living spaces. The kitchen area is well-positioned and could be transformed into a contemporary open-plan kitchen/dining space. A convenient WC is also included.

The property features two well-proportioned bedrooms, including a principal bedroom with an ensuite. There are two additional bathroom spaces within the home; one remains functional, while the other has recently been stripped out but retains existing plumbing, offering a blank canvas for redesign to suit modern tastes and requirements. The conservatory, provides a tranquil space to enjoy the surrounding scenery year-round. With its stunning outlook over the River Tay, this space perfectly captures the unique charm and setting of the property.

Externally, the cottage benefits from its idyllic rural position, combining privacy with accessibility to Perth. The spectacular river views and natural surroundings make this an exceptional opportunity for those looking to create a bespoke home in a highly desirable location. Hatton Cottage is a property full of character. With thoughtful renovation, it has the potential to become a truly outstanding home, capitalising on its remarkable setting, flexible layout, and captivating view.

Lounge
18'7" x 12'4" (5.67 x 3.76)

Sitting Room
15'11" x 13'1" (4.87 x 4.01)

Kitchen
20'1" x 11'8" (6.13 x 3.58)

WC
5'3" x 4'8" (1.62 x 1.43)

Bedroom One
11'10" x 14'0" (3.61 x 4.28)

Ensuite
11'9" x 5'4" (3.6 x 1.63)

Bedroom Two
16'0" x 14'5" (4.89 x 4.40)

Conservatory
13'5" x 9'7" (4.10 x 2.93)

Bathroom
15'7" x 8'8" (4.77 x 2.66)

Bathroom Two
7'3" x 6'7" (2.21 x 2.01)



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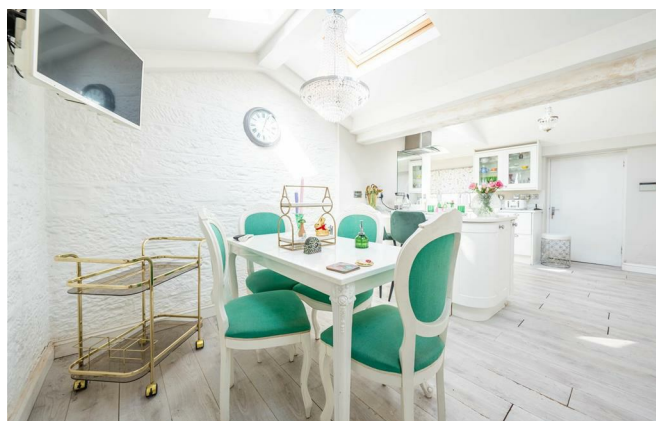


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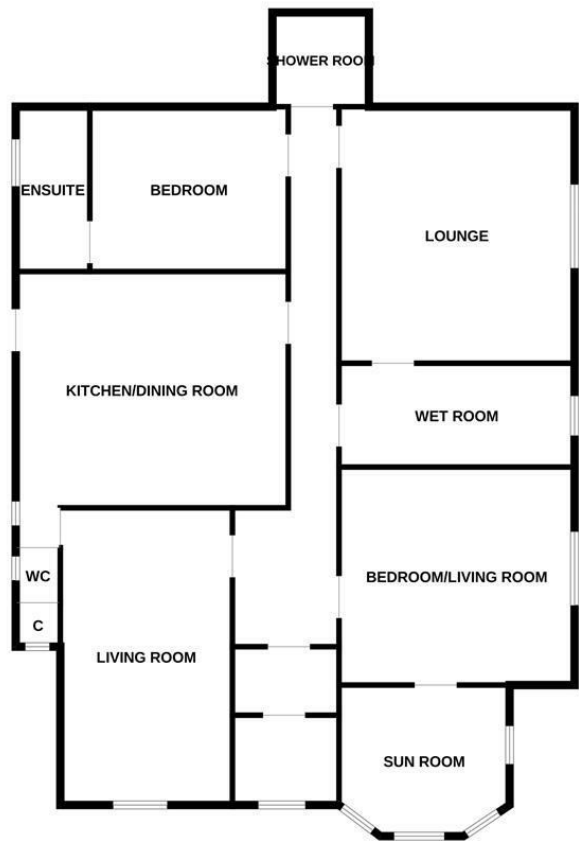
- Lounge And Separate Sitting Room
- Conservatory

- Two Bedroom Detached House Excellent Renovation Project
- Open Plan Kitchen/Dining Area
- Peaceful Rural Setting With Easy Access To Perth

- Stunning Elevated Position With Panoramic Views Over The River Tay
- Highly Sought After Location
- The Flooding In The Home Report Relates to the Two Flat Roofs In The Kitchen Letting Water In.



GROUND FLOOR
1923 sq.ft. (178.6 sq.m.) approx.



TOTAL FLOOR AREA: 1923 sq.ft. (178.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98
(81-91) B	89	
(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		