



## Netherby | Caputh Perth | PH1 4JH

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- BEAUTIFUL GARDEN
- GARAGES AND LARGE DRIVEWAY
- VILLAGE LOCATION



OFFERS OVER  
£250,000

## NETHERBY

Netherby is a two-bedroom detached bungalow sitting in a true haven for garden enthusiasts, boasting mature planting, beautifully maintained lawns, and two greenhouses, all thoughtfully designed and meticulously cared for.

The property further benefits from a four-bay garage with workshop and inspection pit, as well as a single garage and store conveniently adjoining the house.

Inside, the accommodation comprises an L-shaped living/dining room featuring a charming log burner, a fitted kitchen, two double bedrooms with built-in wardrobes, and a bathroom.

Externally, a large driveway provides ample parking along with a turning circle, while a privacy hedge on three sides ensures a high degree of seclusion.

The property enjoys a beautiful open outlook, enhancing its peaceful setting.

Please note the property would benefit from the installation of a full central heating system.



## LOCATION

Caputh is a small, peaceful village in Perthshire, located near the banks of the River Tay, around 6 miles east of Dunkeld and within easy reach of Perth. It offers a quiet rural lifestyle characterised by open countryside, woodland, and a close-knit community, with landmarks such as the historic Caputh Parish Church at its centre. While the village itself is tranquil and sparsely populated, it provides convenient access to nearby attractions including Dunkeld Cathedral and The Hermitage, making it an appealing location for those seeking a calm setting with strong connections to nature and the wider Perthshire area.





## DIRECTIONS

From Dunkeld head along the A984 Old Military Road towards Caputh/Meikleour for about four miles. Pass the junction on your right for Manse Road and continue along until you reach the long hedge, look out for the entrance to the driveway for Brambles on your right.

## FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

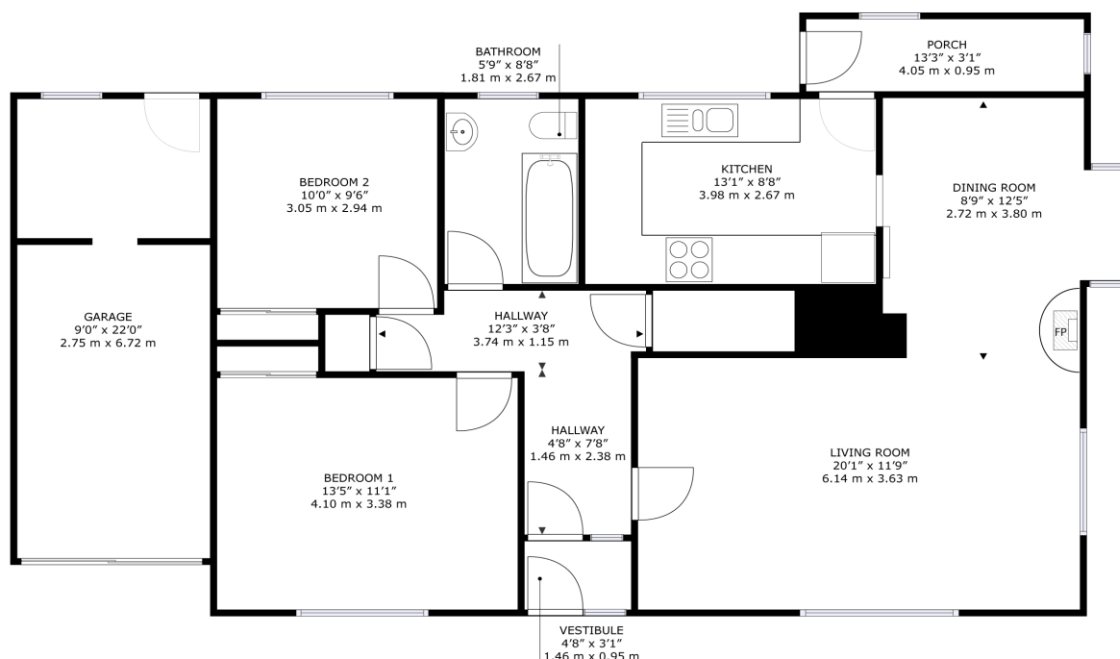
## VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING G

COUNCIL TAX BAND D



## Netherby, Caputh, Perth PH1 4JH

GROSS INTERNAL AREA  
TOTAL: 1009 sq.ft, 93.7 m<sup>2</sup>, EXCLUDED GARAGE: 199 sq.ft, 18.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.