

Simple Approach



Hamewith Saucher, Kinrossie
Perth PH2 6HY

Offers over £227,950

Located in the charming village of Saucher, Kinrossie, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and scenic beauty. With stunning views of the picturesque Scottish countryside, this property is an ideal retreat for those seeking a tranquil lifestyle.

This house features three well-proportioned bedrooms, providing ample space for family living or guests. The two immaculate modern bathrooms ensure convenience for all residents, making morning routines a breeze.

One of the standout features of this home is the conservatory, which serves as a wonderful space to relax and enjoy the surrounding views throughout the year. The air source heating and double glazing contribute to a warm and energy-efficient environment, ensuring comfort regardless of the season.

The property boasts a generous private back garden that opens onto lush fields, offering a perfect setting for outdoor activities, gardening or simply unwinding in nature. The large driveway and garage provides ample parking and storage options adding to the practicality of this lovely home.

In summary, this three-bedroom semi-detached house in Saucher, Kinrossie, is a rare find, combining modern amenities with the beauty of the Scottish landscape. It is an excellent opportunity for anyone looking to embrace a peaceful lifestyle while still being within reach of local amenities. Don't miss the chance to make this charming property your new home.

Living Room
15'8" x 10'5" (4.78 x 3.19)

Master Bedroom
11'0" x 11'1" (3.36 x 3.39)

En-Suite Shower Room
8'7" x 3'2" (2.64 x 0.99)

Dining Room
8'3" x 13'5" (2.52 x 4.09)

Kitchen
11'5" x 9'1" (3.49 x 2.78)

Conservatory
7'1" x 11'11" (2.18 x 3.65)

Bedroom Two
15'8" x 9'8" (4.79 x 2.96)

Bedroom Three
12'1" x 9'1" (3.70 x 2.78)

Bathroom
8'2" x 6'1" (2.50 x 1.87)

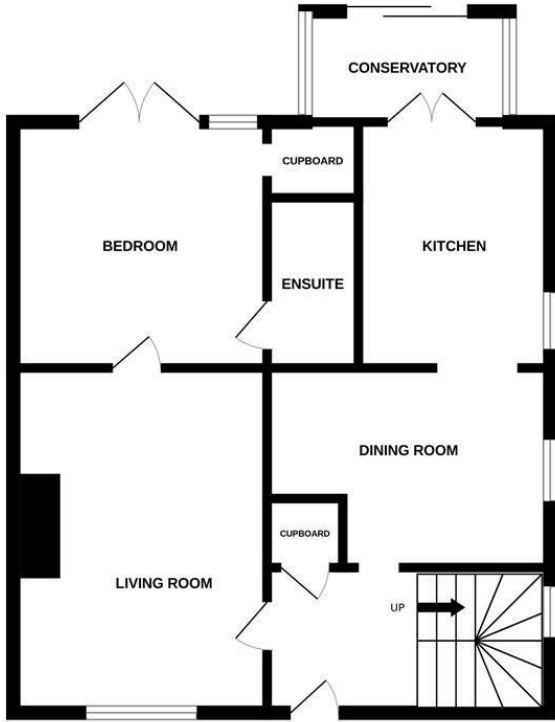




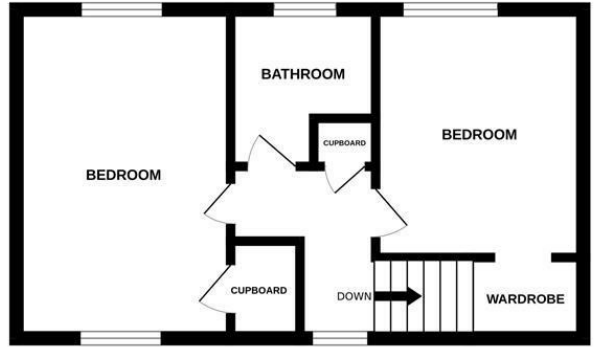
- Three Bedroom Semi Detached House With Great Views Of The Scottish Countryside
- Private Large Back Garden With A Well Maintained Shed
- Conservatory Facing Out To The Private Well Maintained Back Garden
- Move In Condition Throughout
- New Bathroom and Shower Room
- Sought After Village Location
- Large Plot Ideal For Families
- Air Source Heating & Double Glazing
- This Property Is Close to Dunsinane Hill A Historical Point Of Interest



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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		
(81-91) B	92	94
(69-80) C		
(55-68) D		
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