

Simple Approach



**Tay Cottage Bridge Road, Perth
PH1 4JD**

Offers over £149,950

Simple Approach are delighted to welcome Tay Cottage, Bridge Road, Caputh to the market – a beautifully presented home set within a truly stunning location. Bursting with charm and character, this lovely property offers a warm and inviting atmosphere throughout, making it an ideal purchase for a range of buyers.

The accommodation comprises a bright and spacious lounge, complete with a cosy stove fire which creates a wonderful focal point. The kitchen is well laid out and practical, offering ample storage and workspace while maintaining the cottage's charming feel.

There are two generous bedrooms, both beautifully presented and offering comfortable accommodation, along with a well-appointed bathroom. The property further benefits from Wet Electric Heating System and double glazing, ensuring comfort and efficiency all year round.

Tay Cottage is a truly special home, combining character features with modern comforts, all set within a picturesque and sought-after setting in Caputh. Early viewing is highly recommended to fully appreciate the charm and lifestyle on offer.

Lounge

15'5" x 12'2" (4.70 x 3.71)

Kitchen

8'7" x 9'4" (2.63 x 2.86)

Bedroom One

11'10" x 9'1" (3.61 x 2.79)

Bedroom Two / Dining Room

10'0" x 10'3" (3.06 x 3.13)

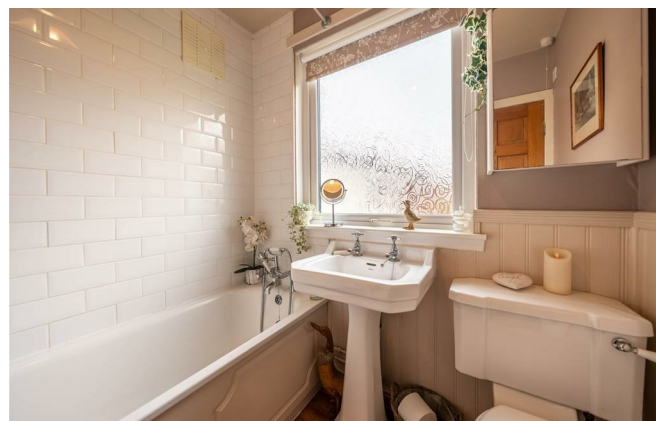
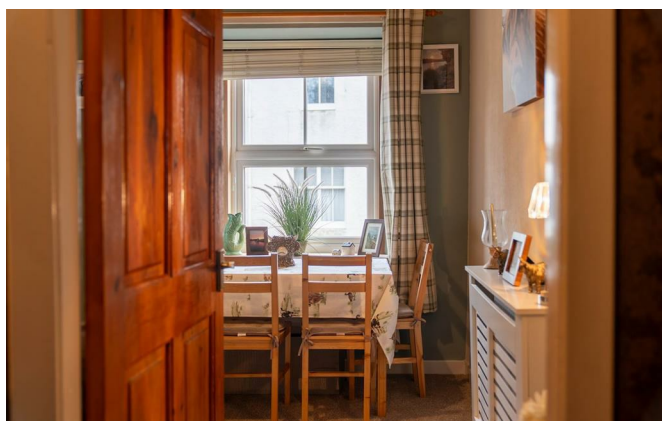
Family Bathroom

5'4" x 6'3" (1.65 x 1.92)





- Beautifully presented cottage in a stunning Caputh location
- Two generous bedrooms
- Warm, inviting atmosphere – move-in condition
- Full of charm and character throughout
- Well laid out kitchen with ample storage and workspace
- Wet Electric Heating System
- Bright and spacious lounge with cosy stove fire
- Full double glazing throughout



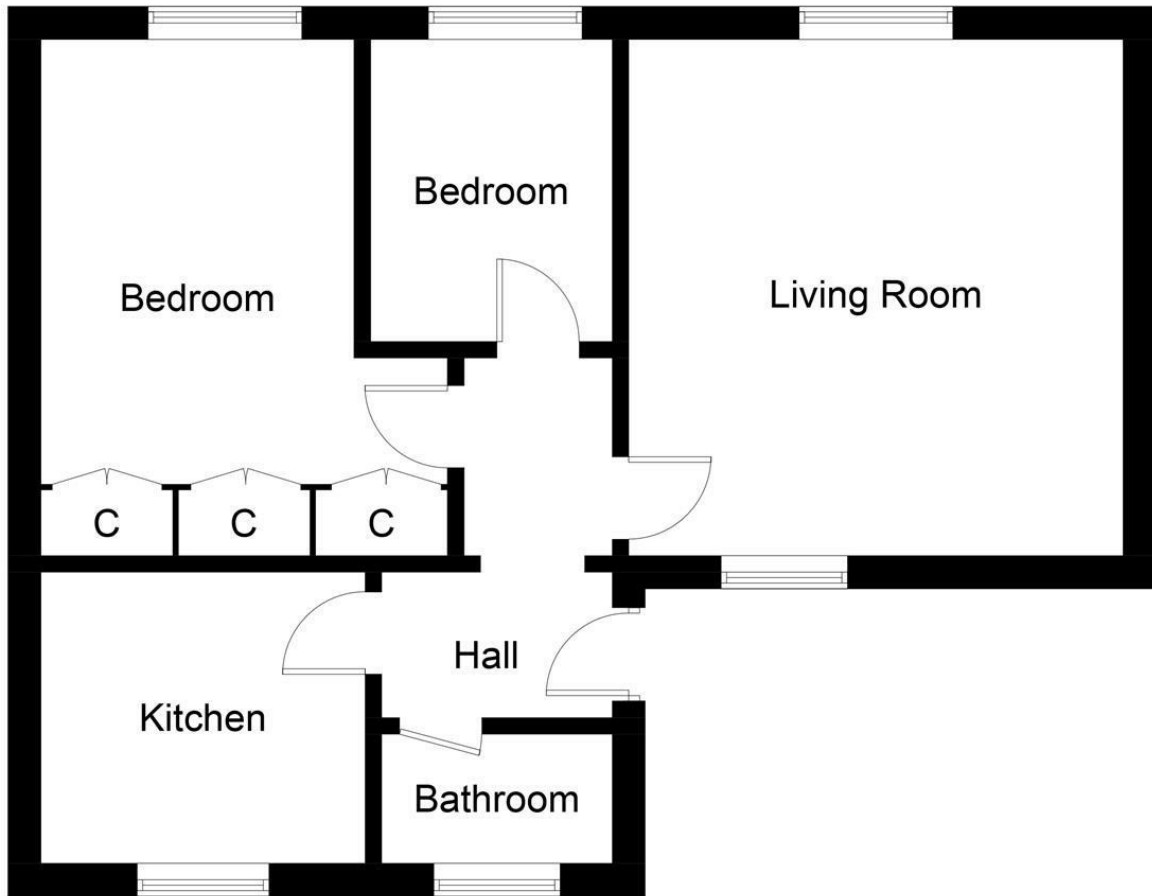
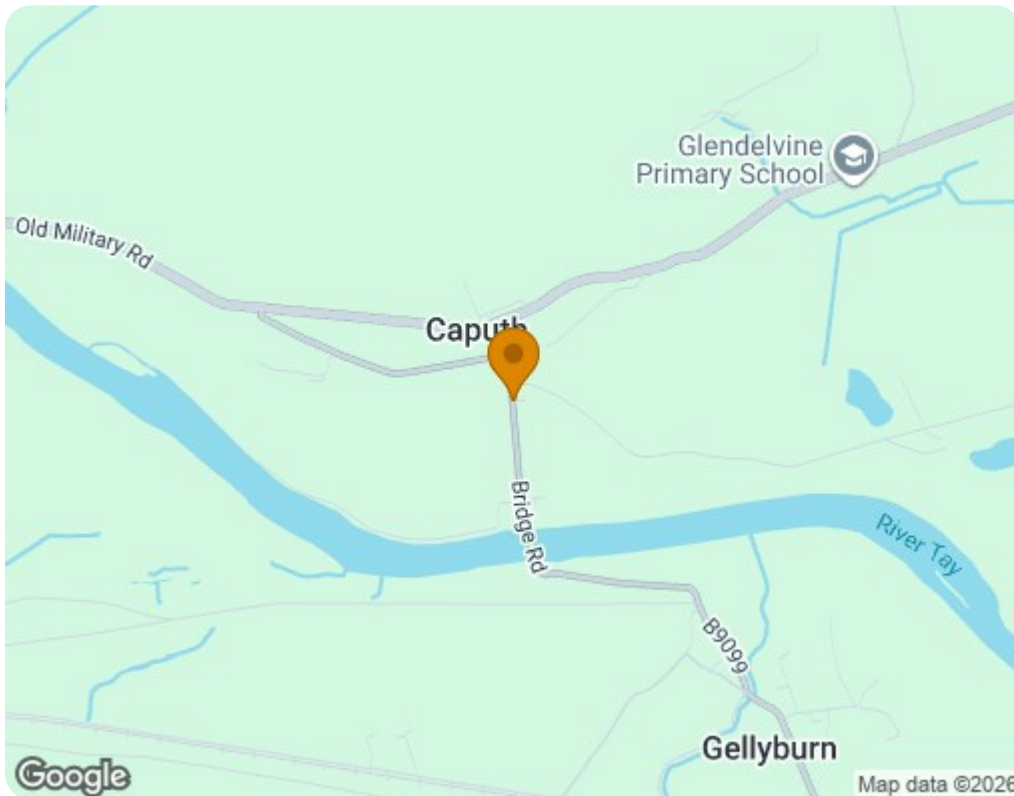


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272464)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E	43		
(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			
(69-80) C		81	87
(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	