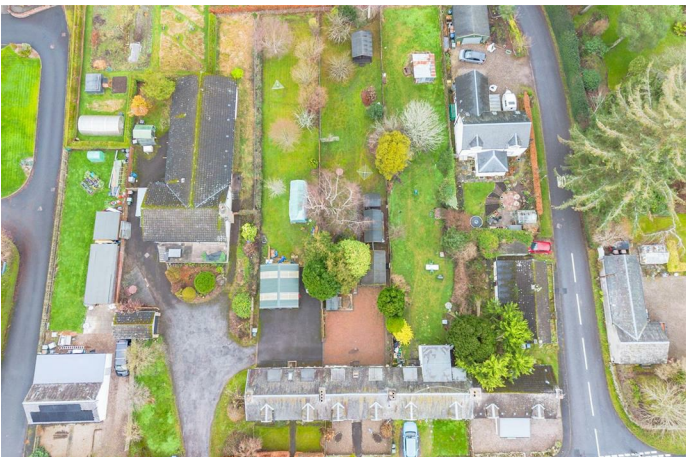


Simple Approach



**2 West End Cottages , Perth**

**PH1 3LU**

**Offers over £182,950**



## 2 West End Cottages , Perth, PH1 3LU

Located in the charming village of Pitcairngreen, Perth, this delightful two-bedroom house presents an excellent opportunity for those seeking a comfortable and inviting home in a sought-after location. The property is in good condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

The sizeable rooms offer ample space for both relaxation and entertaining, making it an ideal setting for families or individuals alike. Each bedroom is generously proportioned. The well-designed layout enhances the flow of the home, allowing for easy movement between living areas.

One of the standout features of this property is the large private garden, which offers outdoor space perfect for enjoying the fresh air or hosting gatherings with friends and family. Additionally, the convenience of a driveway adds to the appeal, providing secure off-road parking.

With its combination of comfort, space and desirable location this two-bedroom house in Pitcairngreen is a wonderful opportunity for anyone looking to settle in a picturesque part of Perth. Don't miss the chance to make this lovely property your new home.

**Living Room**  
15'8" x 12'4" (4.78 x 3.78)

**Shower Room**  
6'9" x 5'6" (2.07 x 1.70)

**Kitchen**  
9'8" x 11'3" (2.95 x 3.43)

**Bedroom One**  
15'10" x 11'6" (4.85 x 3.53)

**Bedroom Two**  
10'11" x 15'10" (3.34 x 4.84)



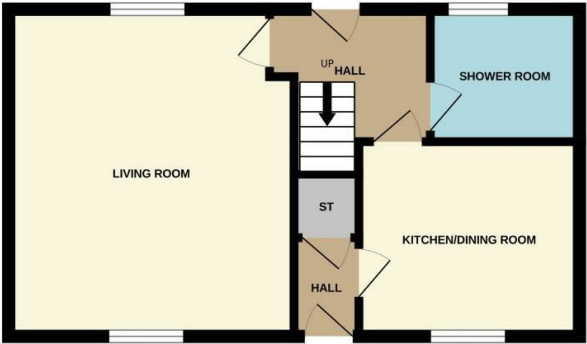




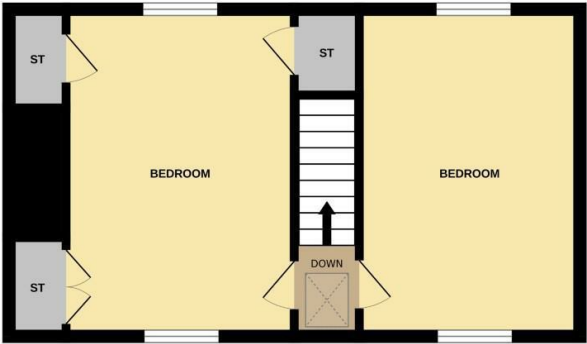
- Two Bedroom House On A Great Sized Plot
- Oil Central Heating And Double Glazing
- Close To All Local Amenities & The Local Highly Desired Primary School
- Highly Sought After Villiage Location
- Private Driveway With A Large Manicured Garden
- Good Condition Throughout
- Shower Room



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		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		