

Simple Approach



Estate Agents



**East Groan Cottage , Logiealmond
PH1 3TQ**

Offers over £197,000

Simple Approach are pleased to offer this charming detached cottage within the lovely countryside area of Logiealmond to the Perthshire residential sales market. Set on an impressive plot of land, this lovely property comes to the market in good condition throughout, lending itself to a range of buyers. East Groan Cottage offers spacious accommodation set across one accessible floor, comprising of; an entrance hallway, a sizeable lounge, a good sized kitchen, two generous bedrooms and a shower room. This lovely home enjoys stunning countryside views and benefits from modern comforts such as oil central heating, single glazing throughout and private parking. If you are seeking peaceful countryside living, this lovely cottage is a must view property.

Lounge

11'9" x 14'1" (3.60 x 4.30)

Kitchen

7'0" x 11'10" (2.14 x 3.62)

Entrance Hallway

13'3" x 4'9" (4.06 x 1.46)

Bedroom

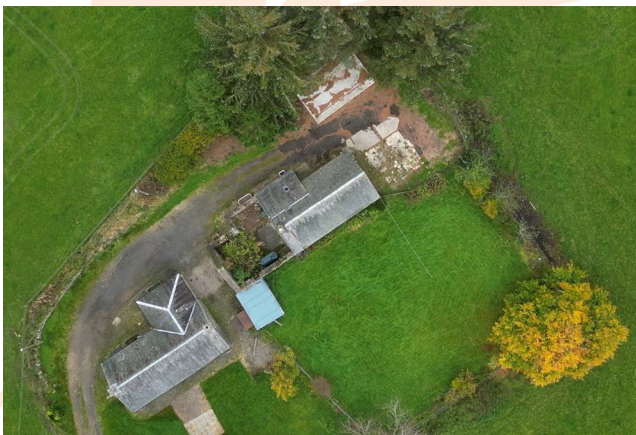
10'1" x 10'0" (3.08 x 3.07)

Bedroom

10'1" x 9'6" (3.08 x 2.92)

Bathroom

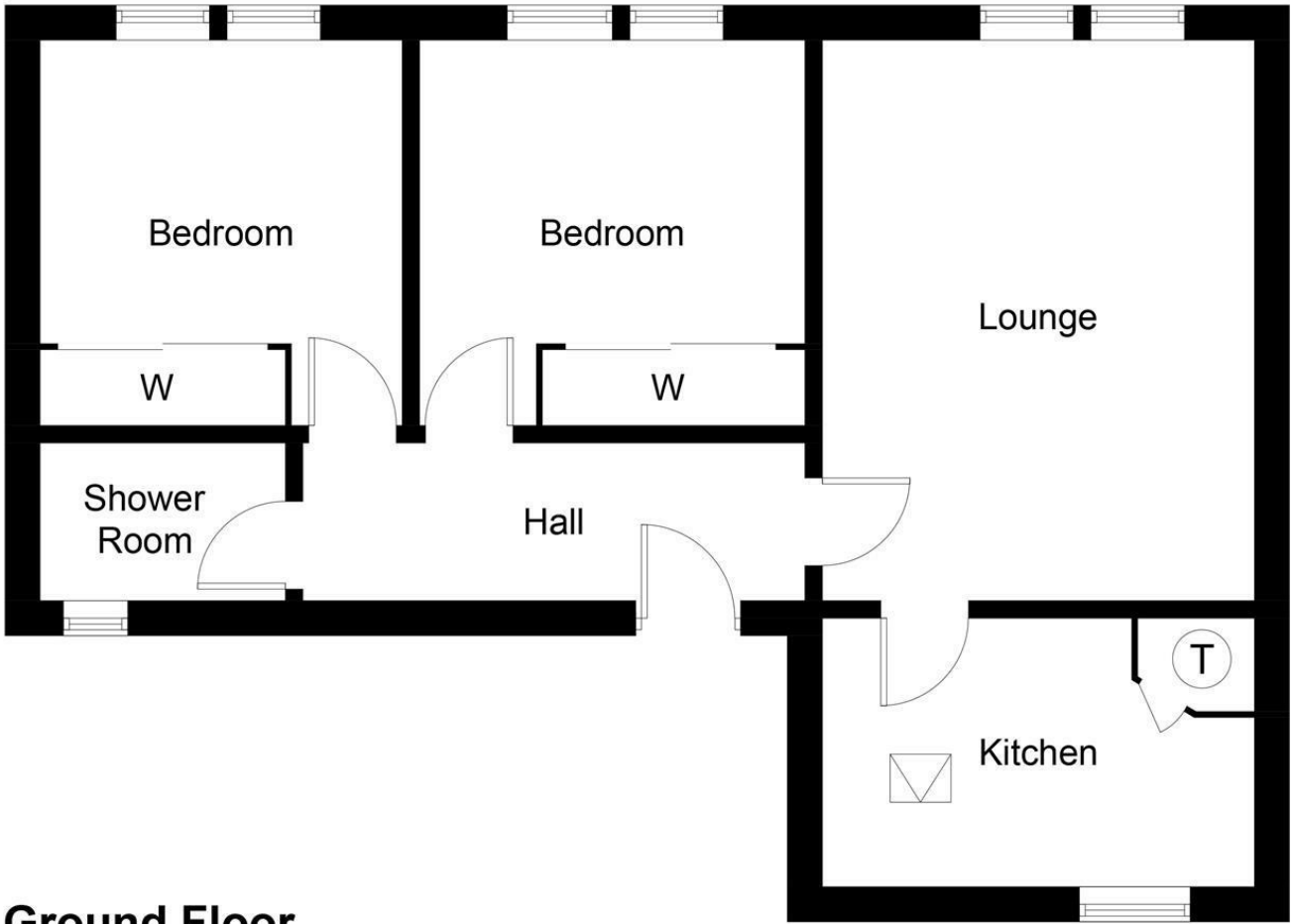
6'2" x 6'2" (1.88 x 1.89)





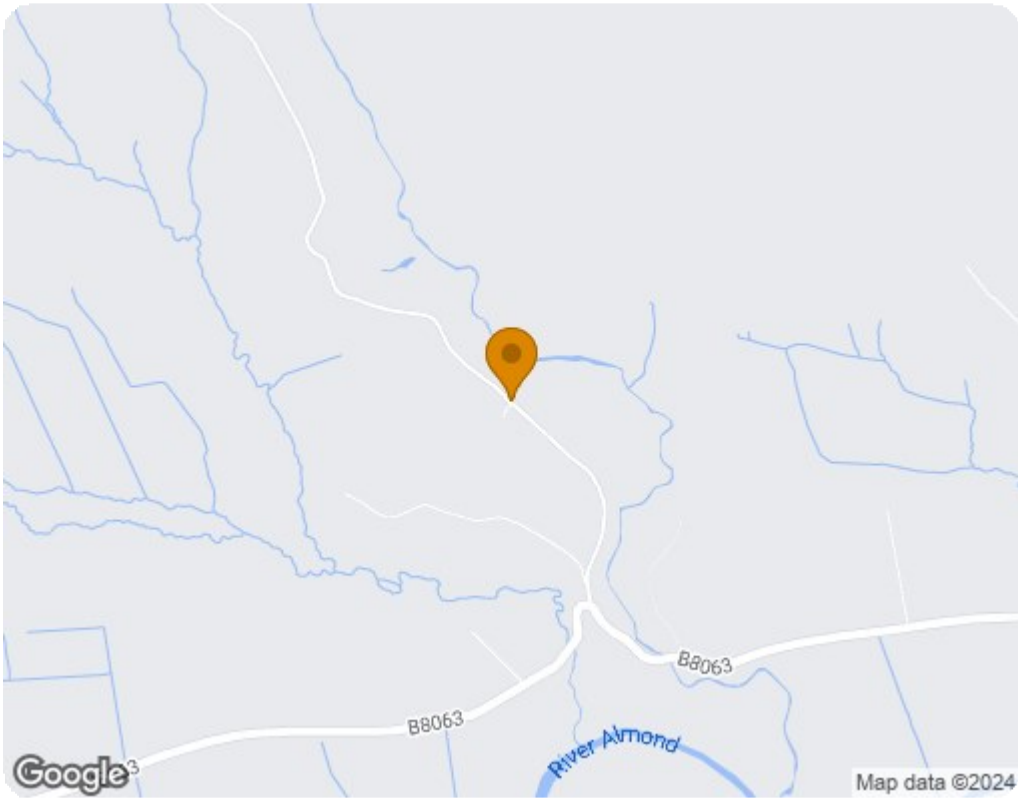
- Charming Detached Cottage
- Good Sized Kitchen
- Stunning Countryside Location
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Oil Central Heating & Single Glazing
- Private Parking
- Impressive Plot Of Land





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004593)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 100 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | |
| (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 | | 100 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland EU Directive 2002/91/EC | | |