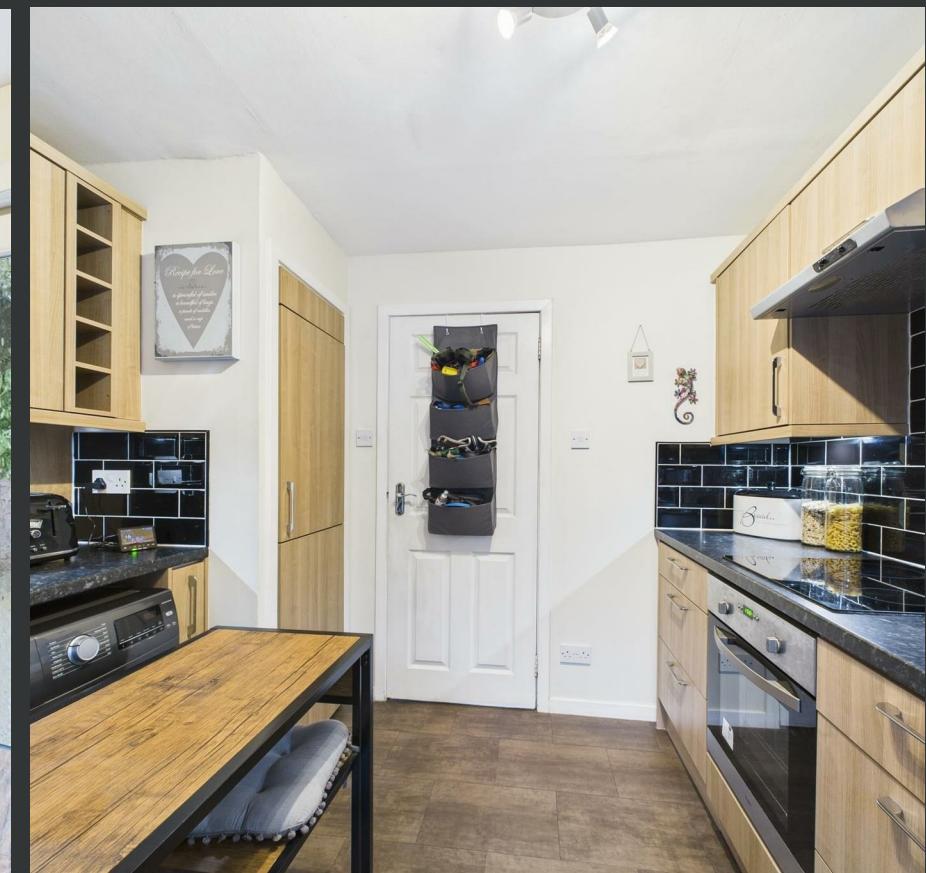
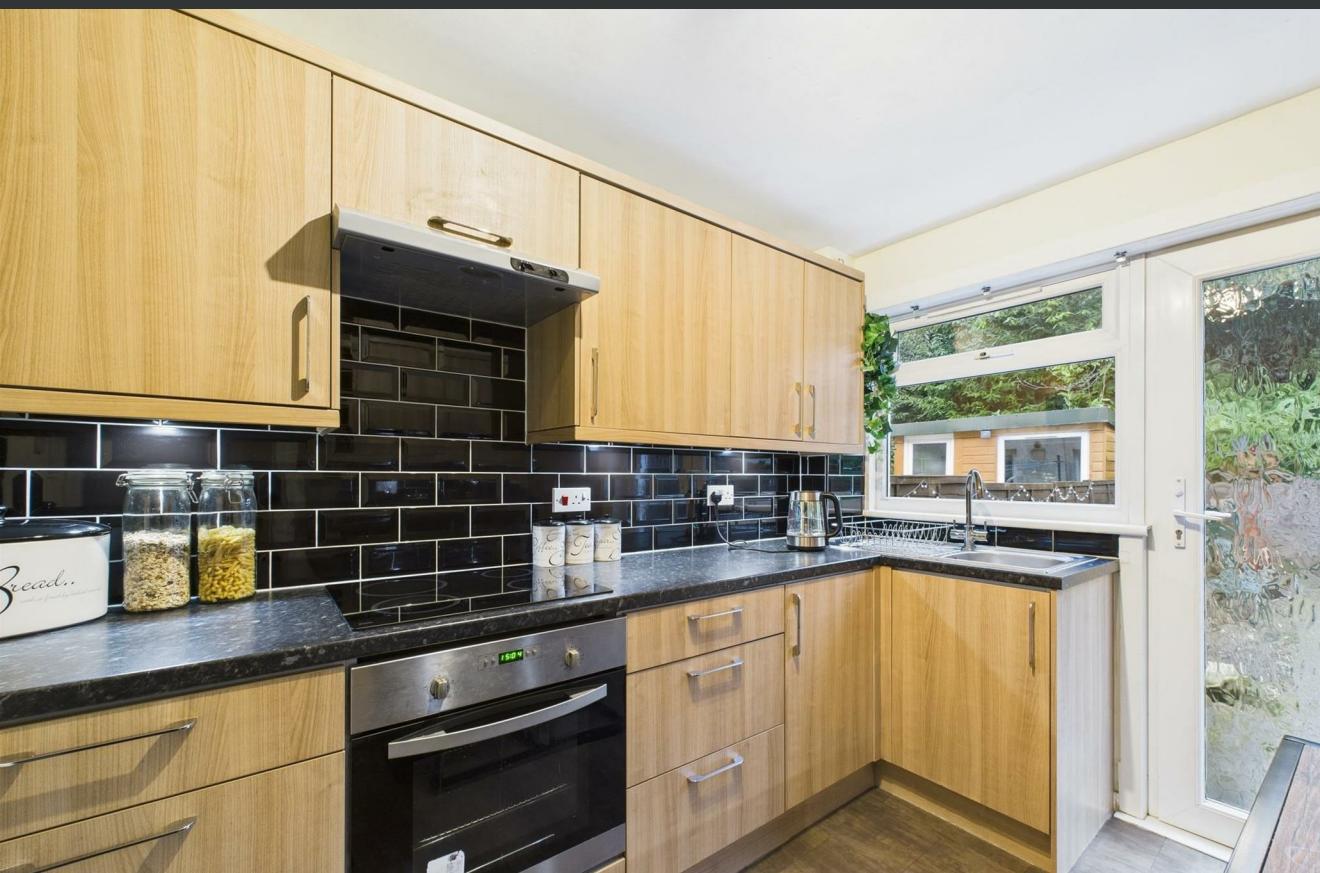




17 Inchewan, Birnam, PH8 0DL

Offers over £179,950

2 1 1 D



- Attractive mid-terrace house
- Living room with useful office space
- Family bathroom
- Low-maintenance outdoor space
- Highly sought-after village
- Two double bedrooms
- Fitted kitchen with garden access
- Enclosed rear garden with storage sheds
- Quiet residential cul-de-sac
- Close to excellent transport links

17 Inchewan is a well-presented mid-terrace home set within a quiet residential area of Birnam, offering comfortable accommodation across two levels along with private garden space to the rear. The property is ideal for first-time buyers, downsizers, or those seeking a home within easy reach of Dunkeld and the surrounding countryside.

The ground floor comprises a welcoming entrance hallway leading to a bright and well-proportioned living room, providing a cosy yet flexible space for everyday living and also includes a useful office space (currently used as a single bedroom) which could be easily reinstated back into a large living room if preferred. Adjacent to this is the fitted kitchen, which offers a good range of base and wall units, integrated cooking appliances, and space for additional white goods. A door from the kitchen provides direct access to the rear garden. Upstairs, the accommodation includes two double bedrooms A family bathroom completes the upper floor, fitted with a white three-piece suite and shower over the bath. Externally, the property benefits from a fully enclosed rear garden laid with a mix of paving and gravel, offering low-maintenance outdoor space along with useful timber sheds for storage. To the front, there is a neat gravel area and path. With its attractive presentation, practical layout, and sought-after location, 17 Inchewan represents an excellent opportunity to purchase a home in this popular Perthshire village.

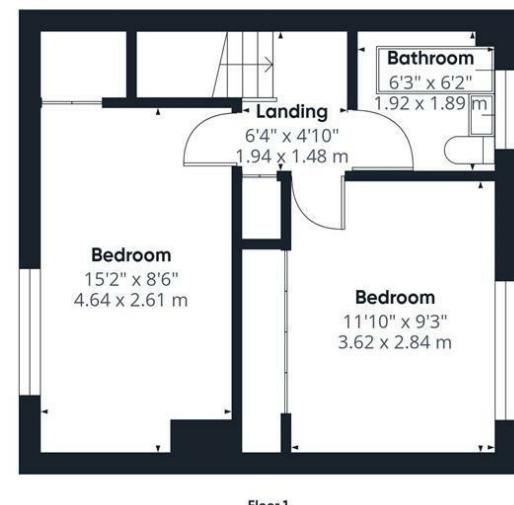




## Location

Birnam is a highly desirable Perthshire village, situated alongside the neighbouring town of Dunkeld and surrounded by outstanding natural scenery. The area offers a range of local amenities including shops, cafés, primary schooling, and leisure facilities, while Dunkeld provides additional services and attractions. Excellent transport links are available, with Birnam & Dunkeld railway station offering direct connections to Perth, Inverness, and beyond, along with easy access to the A9. The surrounding countryside, woodland walks, and River Tay make the area particularly appealing to outdoor enthusiasts.



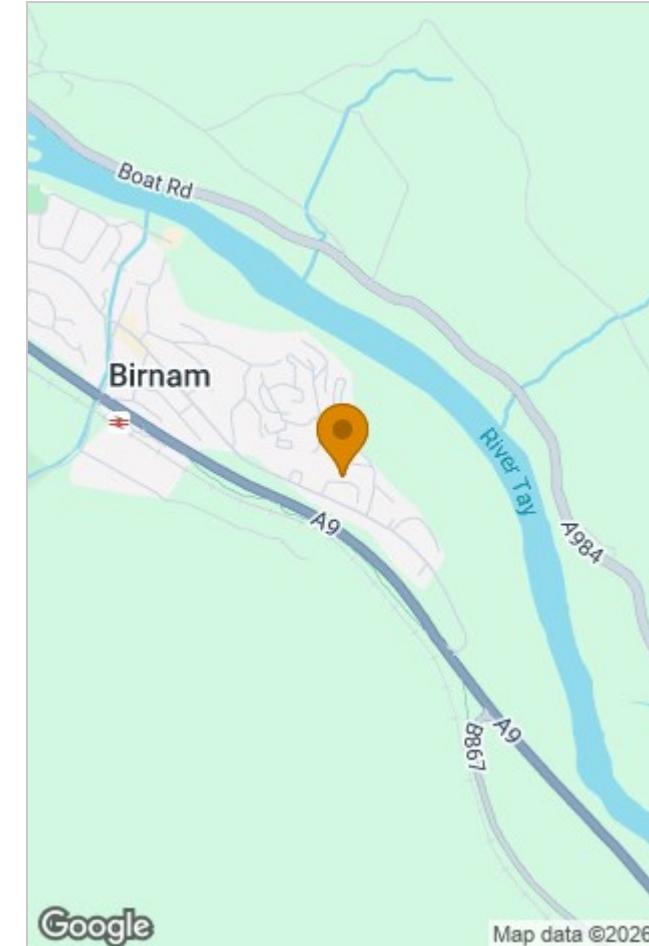


Approximate total area<sup>(1)</sup>  
703 ft<sup>2</sup>  
65.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		78
(69-80) C	68	
(55-68) D		
(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		79
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Scotland EU Directive 2002/91/EC

## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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