



Willoughby Cottage Scott Street, Burrelton, PH13 9PD
Offers over £158,500





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- Charming detached cottage
- Spacious lounge
- Gas central heating
- Useful outbuilding/store
- Pleasant views
- 2 bedrooms (1 double 1 single)
- Very generous rear garden
- Double glazing
- Peaceful village location

This charming 2 bedroom detached cottage enjoys a quiet and picturesque position within the village of Burrelton. Offering deceptively spacious accommodation spread across one level, the property is presented in move-in condition and offers tremendous scope for extending given the size of the garden grounds. It also features gas central heating, double glazing and a fantastic open aspect to the rear.

The accommodation consists of an entrance vestibule, generous lounge which also incorporated space for dining, fitted kitchen, a shower room, a smaller single bedroom/office located off the lounge and a spacious double bedroom. The garden to the rear is very private and generous in size. It features a large area of lawn, barked chips, timber shed and a detached store/outbuilding. On-street parking is available immediately outside the property as well as an adjacent piece of 'no man's land' which historically has only ever been used by this particular property.





Location

Burrelton is a desirable village ideal for the commuter and having the benefit of many local amenities including a primary school, convenience store, church, village hall, play park, butcher, Inn with restaurant and park with tennis courts. There is also a bowling club and football pitch in the village and secondary schooling can be found in the nearby town of Blairgowrie or city of Perth. The property is also ideally located for outdoor enthusiasts with a variety of walks and off road cycling available nearby.





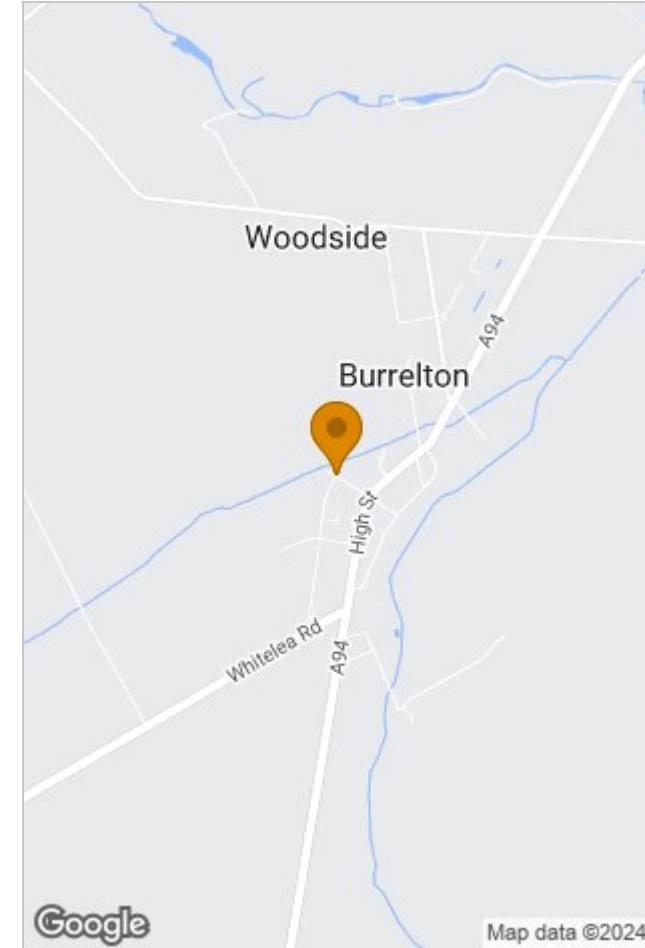


Approximate total area⁽¹⁾
606.59 ft²
56.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Google

Map data ©2024

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | | 64 |
| (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 ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (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 | | |

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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

