



Guild Cottage Main Road, Guildtown, PH2 6BS
Offers over £205,000





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- Charming two-bedroom detached cottage
- Cosy living room with wood-burning stove
- Spacious sunroom with garden views
- Modern shower room with white suite
- Peaceful village location with easy access to Perth
- Bright and inviting living spaces throughout
- Well-equipped kitchen with a range of units
- Two generously sized bedrooms
- Large, well-maintained garden
- Ideal for first-time buyers, downsizers, or rural retreat seekers

Nestled in the heart of Guildtown, Guild Cottage is a charming two-bedroom detached home offering bright and inviting accommodation all on one level. The property boasts a beautifully presented living room with a feature wood-burning stove, creating a cosy yet stylish space to relax. The well-equipped kitchen is fitted with a range of units and benefits from plenty of natural light.

Two generous bedrooms provide comfortable living space, while the modern shower room features a sleek white suite. A standout feature of this home is the sunroom, which overlooks the rear garden and offers a tranquil setting for dining or entertaining. Externally, the property enjoys a fantastic-sized garden, perfect for outdoor activities. It also boasts off-street parking, a garage, double glazing and LPG gas central heating. A stone wall encloses the charming front garden, adding to the property's kerb appeal. Located in a peaceful village, yet within easy reach of Perth, Guild Cottage offers a wonderful balance of countryside living with modern convenience. Ideal for first-time buyers, downsizers, or those seeking a rural retreat, this delightful home is ready to move into and enjoy.



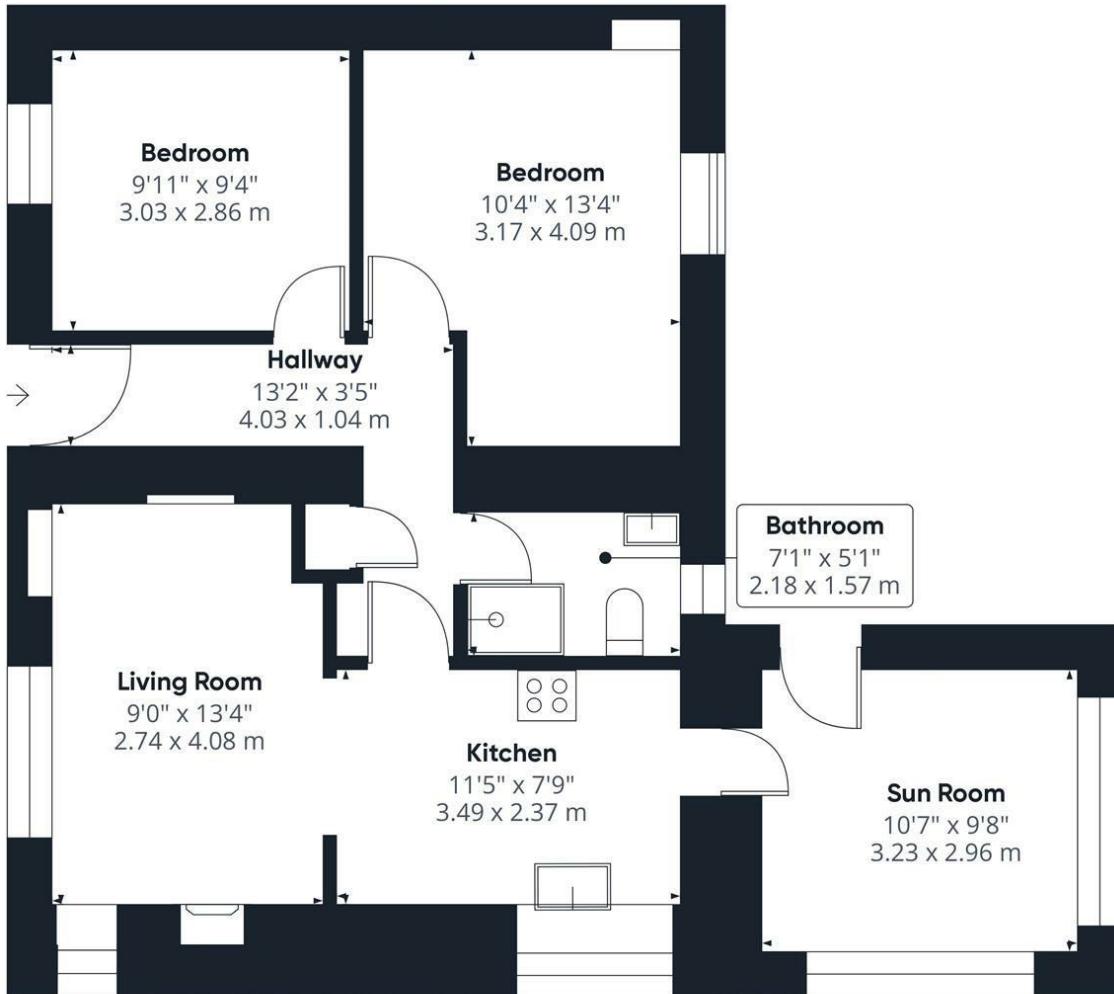


Location

Guildtown is a picturesque village located just 6 miles north of Perth, offering a peaceful and rural lifestyle while remaining well-connected. The village features a welcoming community, a local primary school, and a popular country pub. For commuters, easy access to the A93 and A9 ensures quick travel to Perth and beyond. The area is surrounded by beautiful countryside, providing plenty of opportunities for walking and outdoor activities. Perth city centre, with its excellent shopping, dining, and leisure facilities, is a short drive away. Guildtown is an ideal location for those seeking a tranquil yet convenient village setting.







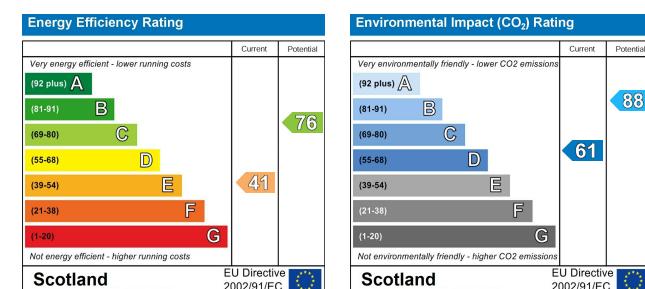
Approximate total area⁽¹⁾
672.21 ft²
62.45 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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