



Masthead Main Road, Woodside, PH13 9NP
Offers over £145,000





- Upper villa apartment
- Spacious living room
- Private parking for 2 cars
- Double glazing
- Easy access to travel links
- 2 double bedrooms
- Separate dining room
- Gas central heating
- Private secluded garden
- Lovely country views

This beautifully appointed 2 bedroom upper villa apartment is located within the quaint Perthshire village of Woodside, located between Perth and Blairgowrie. Positioned on the first floor and full of charm and character, this deceptively spacious and bright home would suit a range of different buyer types. Benefiting from its own private garden and off-street parking for two cars, this attractive home also features gas central heating double glazing and some fine country views.

Accessed at the side of the building, a vestibule gives access to the entrance for the property and leads into accommodation comprising of a central hallway with two cupboards and loft storage space, a handy WC, utility room, bathroom, two double bedrooms, a kitchen, living room and a lovely dining room. To the rear of the property there are two parking spaces which are privately owned by the property. The private area of garden is a lovely space and secluded. It features an area of lawn, some mature trees, decorative planting and a rotary dryer.

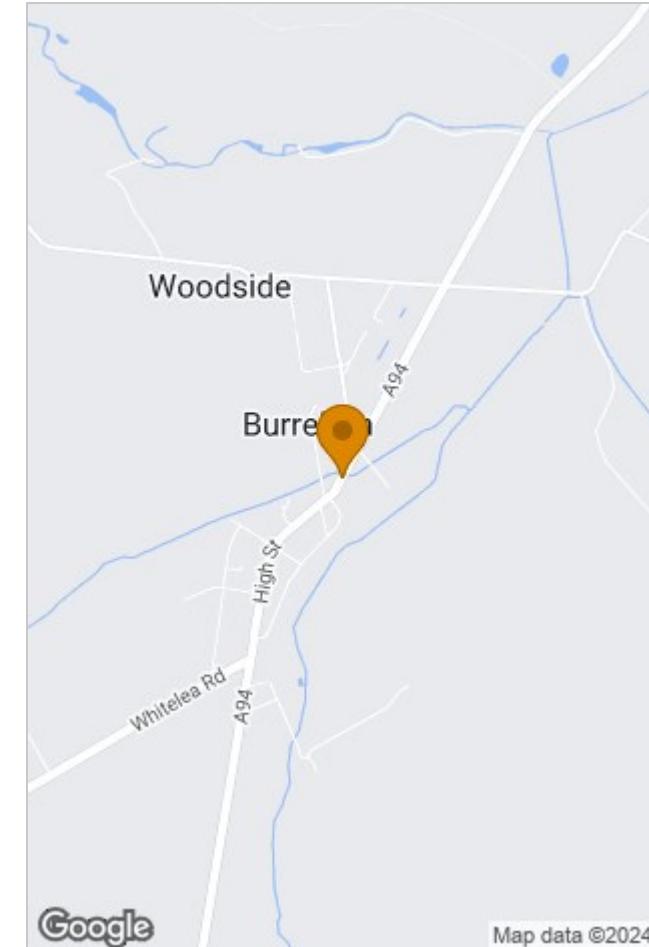




Location

Woodside and Burrelton are two neighbouring villages ideal for the commuter and have 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.





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