



41 Willowbank, Birnam, PH8 0JW  
Offers over £189,950







## 41 Willowbank Birnam, PH8 0JW

- Two spacious double bedrooms
- Bright lounge/dining area
- Well-equipped kitchen
- Private driveway & carport/garage
- Close to village amenities
- Flexible dressing room
- Modern bathroom and shower room
- Front and rear gardens
- Peaceful residential setting
- GCH and double glazing

\*Closing date set for Thursday 30th January at 12.00\* Located in the heart of Birnam, 41 Willowbank is a beautifully presented two-bedroom semi-detached home offering comfortable living spaces and charming features. The ground floor boasts a spacious lounge/dining area with large windows, a well-equipped kitchen, and a modern family bathroom. Upstairs, two bright double bedrooms are complemented by a versatile dressing room and a contemporary shower room.

The property benefits from a private driveway with a carport and garage, front and rear gardens, and a scenic backdrop. Nestled in a quiet residential area, yet close to local amenities and transport links, this home is perfect for families, first-time buyers, or retirees.

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## Location

Birnam and Dunkeld, nestled in the heart of Perthshire, are picturesque villages steeped in history and surrounded by stunning natural beauty. Dunkeld is famed for its historic Cathedral, which sits peacefully by the River Tay, while The Hermitage offers enchanting woodland walks with breathtaking waterfalls. Birnam, immortalised in Shakespeare's Macbeth, boasts a vibrant arts and culture scene, with the popular Birnam Arts Centre hosting events year-round. Together, these villages offer a delightful array of independent shops, cosy cafes, and welcoming pubs. Their proximity to outdoor adventures, including hiking and fishing, makes Birnam and Dunkeld an idyllic retreat for residents and visitors alike.











Ground floor



Floor 1



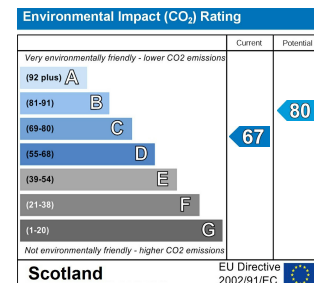
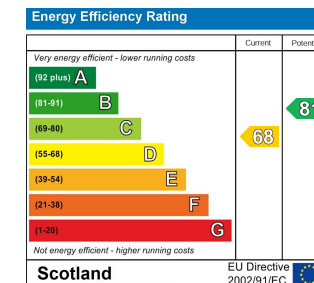
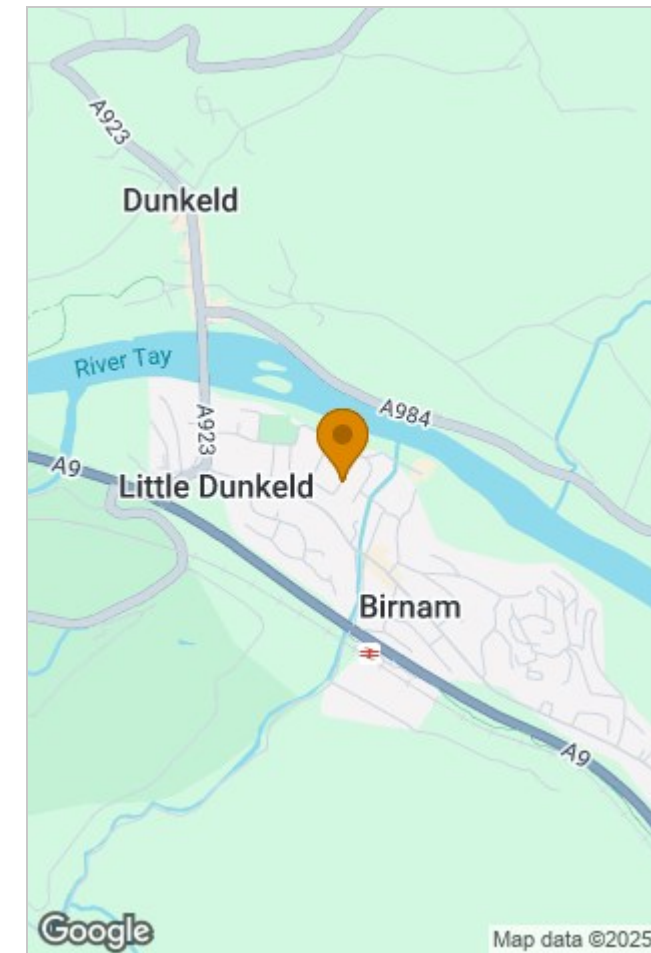
Approximate total area<sup>(1)</sup>  
1079.39 ft<sup>2</sup>  
100.28 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



## 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.